



## **ZONING COMMISSION AGENDA**

**Wednesday, October 14, 2015  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

### **COMMISSION MEMBERS:**

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Vacant, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Leah Dunn, CD 9	_____
John Cockrell, Sr., CD 3	_____		

### **I. WORK SESSION / LUNCH 11:00 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

- |                                                                      |       |
|----------------------------------------------------------------------|-------|
| A. Swearing in of new Zoning Commissioner Leah Dunn                  | Staff |
| B. Discussions: Overview of Urban Residential (UR) Zoning Principles | Staff |
| C. Briefing: Previous Zoning Actions by City Council                 | Staff |
| D. Review: Today's Cases                                             | Staff |
| E. Presentation: Proposed Stockyards Design Overlay District         | Staff |

### **II. PUBLIC HEARING 1:00 PM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 10, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |                                                          |       |
|----------------------------------------------------------|-------|
| A. Call to Order                                         | Chair |
| B. Recognition of outgoing Zoning Commissioner Gaye Reed | Chair |
| C. Approval of September 9, 2015 Meeting Minutes         | _____ |

**To view the docket:** <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

#### **D. New Cases:**

- |                                                                                  |      |
|----------------------------------------------------------------------------------|------|
| 1. ZC-15-127 JOHN M. HIXSON 1804-1812 Bessie 0.29 ac.                            | CD 8 |
| a. Applicant/Agent: John Hixson                                                  |      |
| b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "J" Medium Industrial         |      |
| 2. ZC-15-128 LISA D. HIXSON 4205 Panola Ave. 0.62 ac.                            | CD 8 |
| a. Applicant/Agent: John M. Hixson                                               |      |
| b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "E" Neighborhood Commercial |      |

3. ZC-15-129 JAMES R. HARRIS PROPERTIES / VILLAGE HOMES 205-213 Nursery 1.04 ac. CD 7

- a. Applicant/Agent: Ken Davis/Pape-Dawson Engineers
- b. Request: *From:* "B" Two-Family *To:* PD/AR Planned Development for all uses in "AR" One-Family Restricted with a waiver to the block pattern; site plan included

4. ZC-15-130 BERTILLA VENTURA 405 Wimberly St. 0.19 ac. CD 9

- a. Applicant/Agent: Ruston Building Company
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on October 20, 2015

5. ZC-15-131 TEXAS TILE ROOFING LLC 801 E. Loop 820 0.71 ac. CD 5

- a. Applicant/Agent: Gerry Curtis
- b. Request: *From:* "E" Neighborhood Commercial *To:* "I" Light Industrial

6. SP-15-011 RICK SCOTTO 7200 McCart Ave. 0.64 ac. CD 6

- a. Applicant/Agent: Garry R. Turner
- b. Request: *From:* PD565 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors; site plan required *To:* Amend PD565 site plan to rebuild car wash into a semi-automatic car wash

7. ZC-15-132 THOMAS SHAWN BAILEY & DAYTON BAILEY 11785 & 11815 Alta Vista 9.04 ac. CD 7

- a. Applicant/Agent: Brookstone Development LP
- b. Request: *From:* "A-10" One-Family *To:* PD/A-10 Planned Development for all uses in "A-10" One-Family uses with up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings to 1,000 ft. and allow accessory buildings in the front yard, no storage of boats or recreational vehicles; site plan included

8. ZC-15-133 CHESAPEAKE LAND DEVELOPMENT COMPANY LLC 2001 E. 4<sup>th</sup> St. 16.86 ac. CD 8

- a. Applicant/Agent: J. Ray Oujesky
- b. Request: *From:* PD310 "PD/SU" Planned Development/Specific Use for multifamily and commercial use subject to 37 acres of multifamily residential at a density of 30 to 36 units per acre, 7 acres of multifamily residential at a density of 30-50 units per acre, and 12.5 acres of retail, restaurant and commercial; site plan required *To:* "PD/F" Planned Development for all uses in "F" General Commercial plus net poles up to 170 ft. in height; site plan included

9. SP-15-012 LVG INVESTMENTS LLC 5306-5336 (evens) White Settlement Rd. and 127 Roberts Cutoff 13.56 ac. CD 7

- a. Applicant/Agent: Richard Smith
- b. Request: *From:* PD 724 "PD/MU-1" Planned Development/Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required *To:* Amend site plan for PD 724 to reconfigure buildings and parking and to include amphitheater

10. ZC-15-134 4905 WHITE SETTLEMENT/FORT GROWTH PARTNERS 113-129 (odds) Athenia, 105-112 and 204 Nursery, 201 Sunset, 4905 and 4921 White Settlement 8.40 ac. CD 7

- a. Applicant/Agent: Phillip Poole/Townsite Company
- b. Request: *From:* MU-1 *To:* PD/UR Planned Development for all uses in "UR" Urban Residential with maximum four stories in height; site plan waiver requested
- c. This case will be heard by the City Council on October 20, 2015

11. ZC-15-135 FORT GROWTH PARTNERS LP 300 Block of Nursery and Sunset Ln. 2.00 ac. CD 7

- a. Applicant/Agent: Phillip Poole/Townsite Company
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on October 20, 2015

12. ZC-15-136 NISEFORO AND CELSA GIL 221 Wimberly St. 0.17 ac. CD 9

- a. Applicant/Agent: Mary Nell Poole, Townsite Company for Village Homes
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential

13. ZC-15-137 LINWOOD PARK REDEVELOPMENT LTD 2800 and 2837 Weisenberger St. 0.36 ac. CD 9

- a. Applicant/Agent: Mary Nell Poole, Townsite Company for Village Homes
- b. Request: *From:* "A-5" One-Family *To:* "UR" Urban Residential

## ADJOURNMENT:

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### ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

### ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

### Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



Case Number **ZC-15-127**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 8

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Continued	Yes ____	No <u><b>X</b></u>
Case Manager	<u><b>Stephen Murray</b></u>	
Surplus	Yes ____	No <u><b>X</b></u>
Council Initiated	Yes ____	No <u><b>X</b></u>

**Owner / Applicant:** **John Hixson**

**Site Location:** 1804 & 1812 Bessie Street. Mapsco: 77H

**Proposed Use:** **Upholstery Shop**

**Request:** From: "B" Two-Family

To: "J" Medium Industrial

**Land Use Compatibility:** Requested change **is not compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation)**

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**Background:**

The proposed site is located on Bessie Street near Riverside Dr. The applicant is requesting a zoning change from "A-5" One-Family to "J" Medium Industrial in order to construct an upholstery shop.

The surrounding area is primarily residential with commercial, automotive and industrial uses along Riverside drive. Two duplexes also are located within the blockface. Industrial zoning would be an intrusion into a predominantly residential area.

If approved, several supplemental standards will have to be met or the applicant will be required to go to the Board of Adjustment. The table below describes several requirements for the site.

Standards	J
<b>Setback</b>	20 ft. projected setback along Bessie due to "A-5" One-Family within the blockface (no parking or structures)
<b>Supplemental setback and buffer</b>	50 ft. supplemental setback, screening fence with 5 ft. bufferyard required adjacent a "A-5" One-Family residential district (point system required: includes fencing type, shrubs, and tree planting)
<b>Parking</b>	2 spaces per 1000 sf gross floor area or 1 space per 3 employees, whichever is greater (minimum parking standards would apply)

Staff has contacted the applicant and recommended “FR” General Commercial, due to the intensity of the uses allowed in “J”. Upholstery shops are first allowed within the “FR” District. Staff is awaiting a response to confirm this change.

**Site Information:**

Applicant: John M. Hixson  
715 W. Harris Rd  
Arlington, TX 76001  
Acreage: 0.289 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North “B” Two-Family / automotive repair  
East “B” Two-Family / duplex  
South “A-5” One-Family; “B” Two-Family / single-family; upholstery shop  
West “J” Medium Industrial / vacant, single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: none

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Riverside Dr.	Major Arterial	Major Arterial	No
Bessie Street	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Kingdom NA
Glenwood Triangle Improvement	East Fort Worth Business Assn
Historic Southside NA	Southeast Fort Worth Inc
Parker Essex Boaz NA	Trinity Habitat for Humanity

Not located within a registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “J” Medium Industrial. Surrounding land uses consist of duplexes to the east, single-family to the south, automotive repair just north and vacant land to the west.

Based on the encroachment of industrial into a residential neighborhood and the expected increase of land use intensity, the proposed zone change **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposal is inconsistent with the Comprehensive Plan and the policies stated below:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph





ZC-15-127

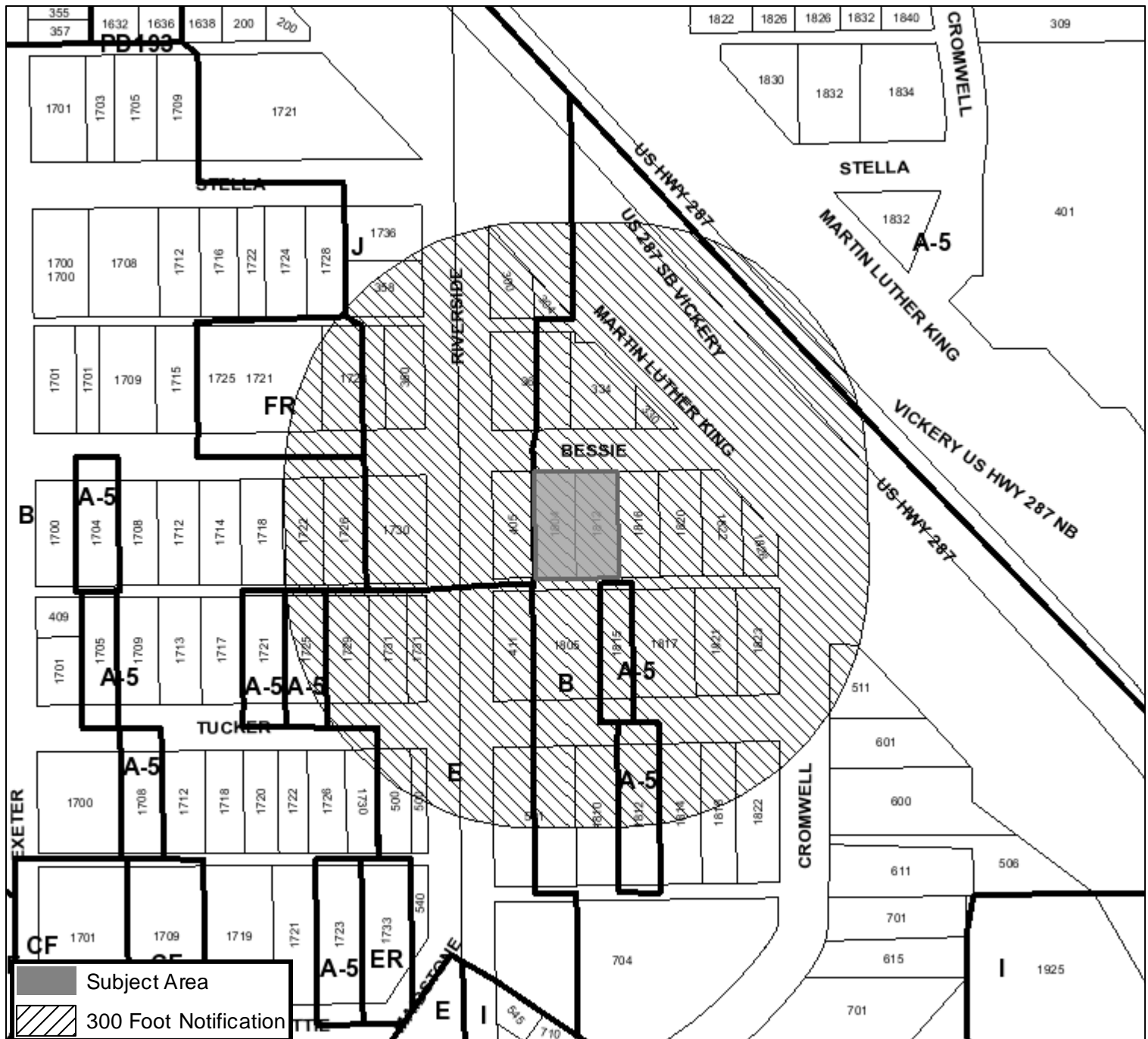
## Area Map



0 1,000 2,000 4,000 Feet



Applicant: John Hixson  
Address: 1804 & 1812 Bessie Street  
Zoning From: B  
Zoning To: J  
Acres: 0.29709766  
MapSCO: 77H  
Sector/District: Southside  
Commission Date: 10/14/2015  
Contact: 817-392-8043



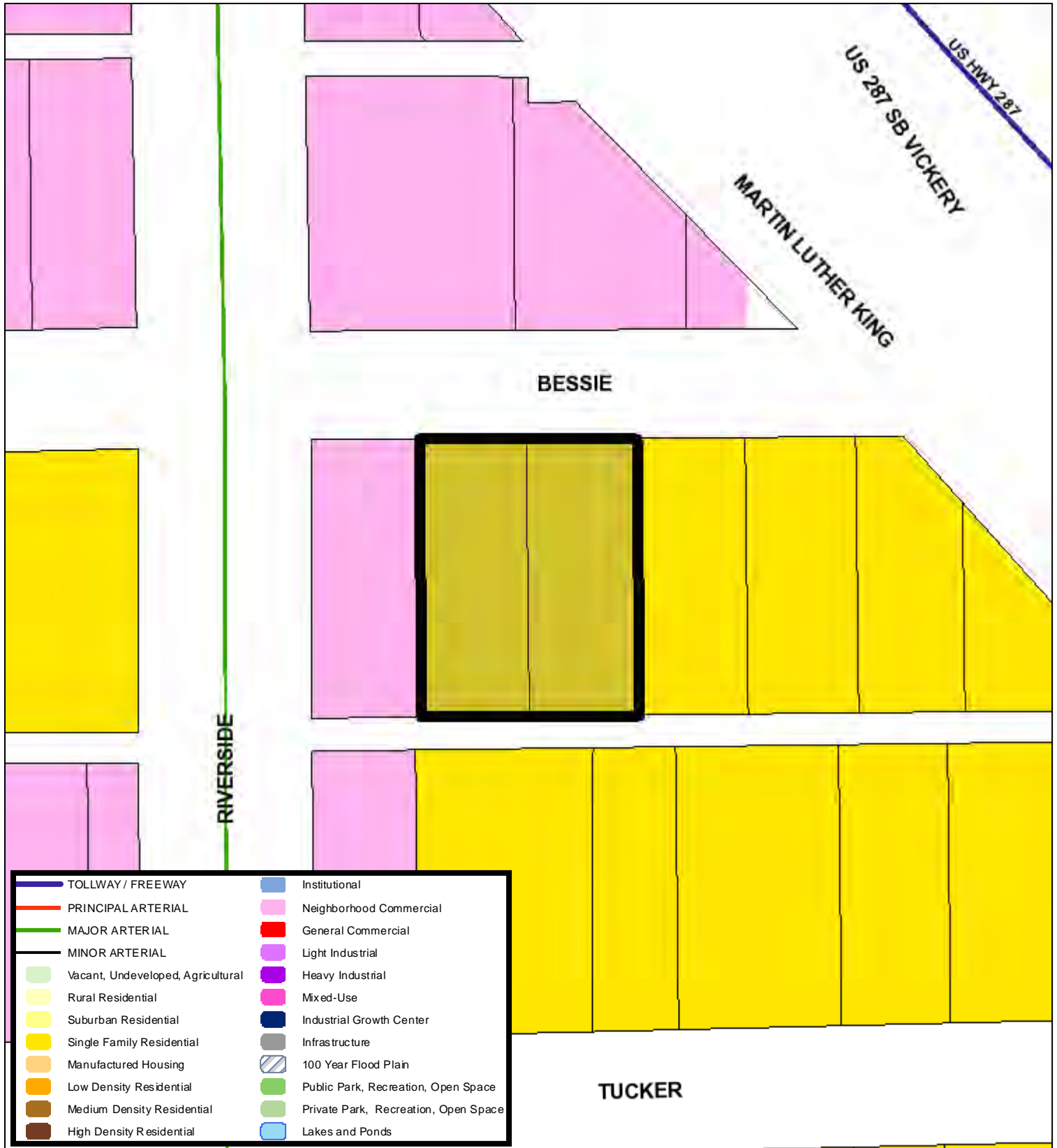
0      85      170      340 Feet





ZC-15-127

## Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Created: 9/21/2015 7:38:28 AM



ZC-15-127

## Aerial Photo Map



0 37.5 75 150 Feet





Case Number **ZC-15-128**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 8

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Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Lisa Hixson

**Site Location:** 4205 Panola Avenue Mapsco: 78H

**Proposed Use:** Commercial

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent (**Significant Deviation**).

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**Background:**

The proposed site is located east of Oakland Boulevard a minor arterial and north of Panola a residential street. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for a mixture of retail type commercial uses. The site is just south and east of Oakland Corners Urban Village.

There are no proposed uses or tenants at this time, if approved the site would have a 20 ft. supplemental and projected setback in which no permanent structures are permitted. If approved variances from the Board of Adjustment may be required depending on the layout of the property.

After the applicant spoke with the Councilmember and explained his intended speculative uses, it was determined that "ER" Neighborhood Commercial Restricted is most appropriate for this site. It is a smaller lot adjacent to single family residential uses and is across the street from existing ER zoning. ER is intended serve as a transitional district between residential and more intense uses.

**Site Information:**

Owner: Lisa Hixson  
715 W. Harris Road  
Arlington, TX 76001  
Acreage: 0.61 ac  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / vacant  
East "A-5" One-Family / single-family



South "A-5" One-Family / single-family  
 West "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial / kindergarten building, retail and a church

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-179 Council-initiated from various zoning districts to "MU-1", subject area to the north; ZC-10-010 Council-initiated from various zoning districts to "A-5", "CF", "ER", "E" and "PD", subject area to the south

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakland Blvd	Minor Arterial	Minor Arterial	No
Panola Ave	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
West Meadowbrook NA*	Streams And Valleys Inc
Neighborhoods of East Fort Worth	East Fort Worth Business Assoc.
Eastside Sector Alliance	East Fort Worth, Inc.
Southeast Fort Worth, Inc.	
Trinity Habitat for Humanity	Fort Worth ISD

\*Located within this Neighborhood Organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial for commercial retail uses. Surrounding land uses are single-family to the east and south, vacant to the north, commercial uses to the west.

Based on surrounding uses, direct access to Oakland, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

**Attachments:**

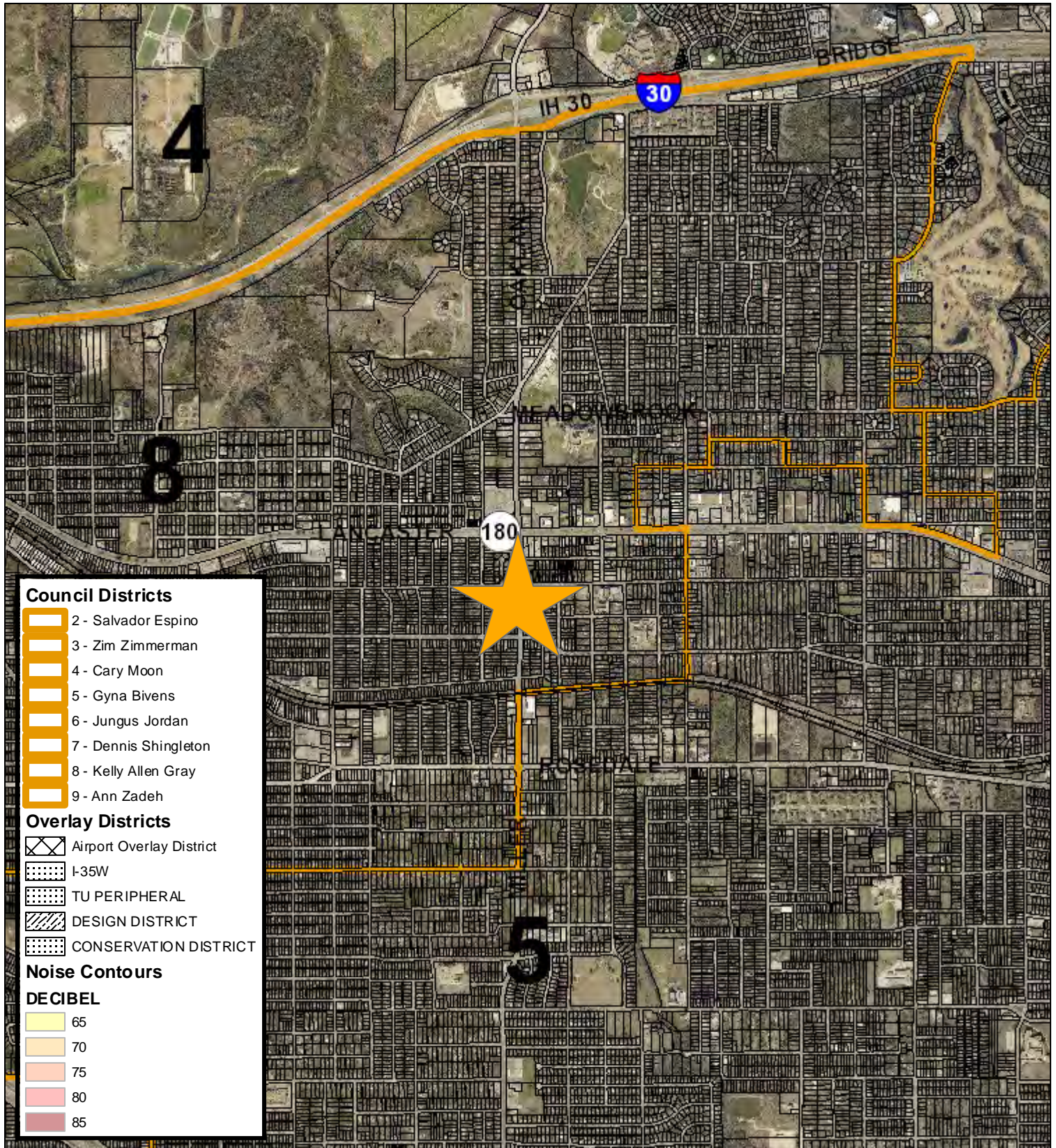
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph





ZC-15-128

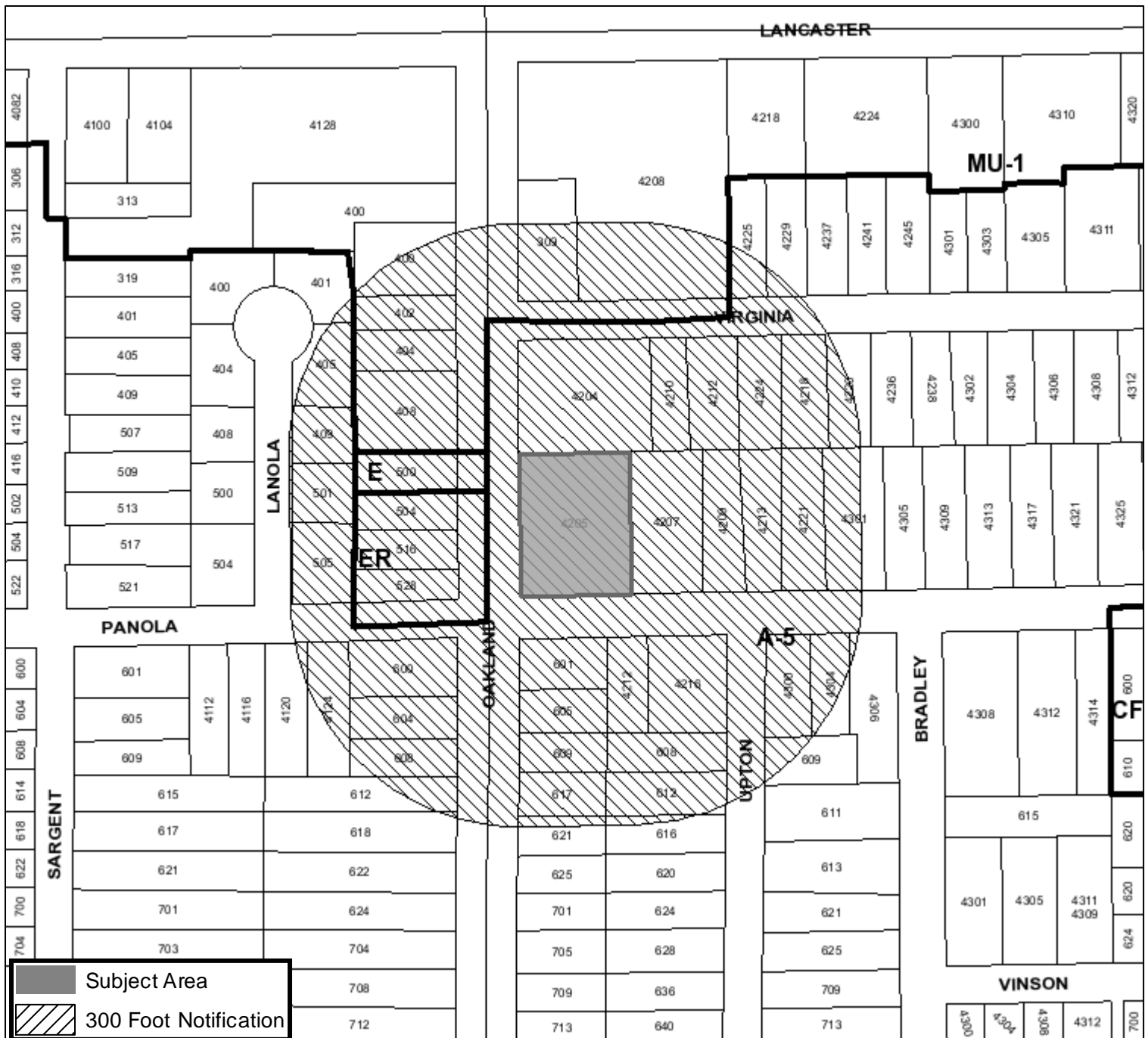
## Area Map



0 1,000 2,000 4,000 Feet



Applicant: Lisa Hixson  
Address: 4205 Panola Avenue  
Zoning From: A-5  
Zoning To: E  
Acres: 0.61725009  
Mapsc0: 78H  
Sector/District: Eastside  
Commission Date: 10/14/2015  
Contact: 817-392-2495

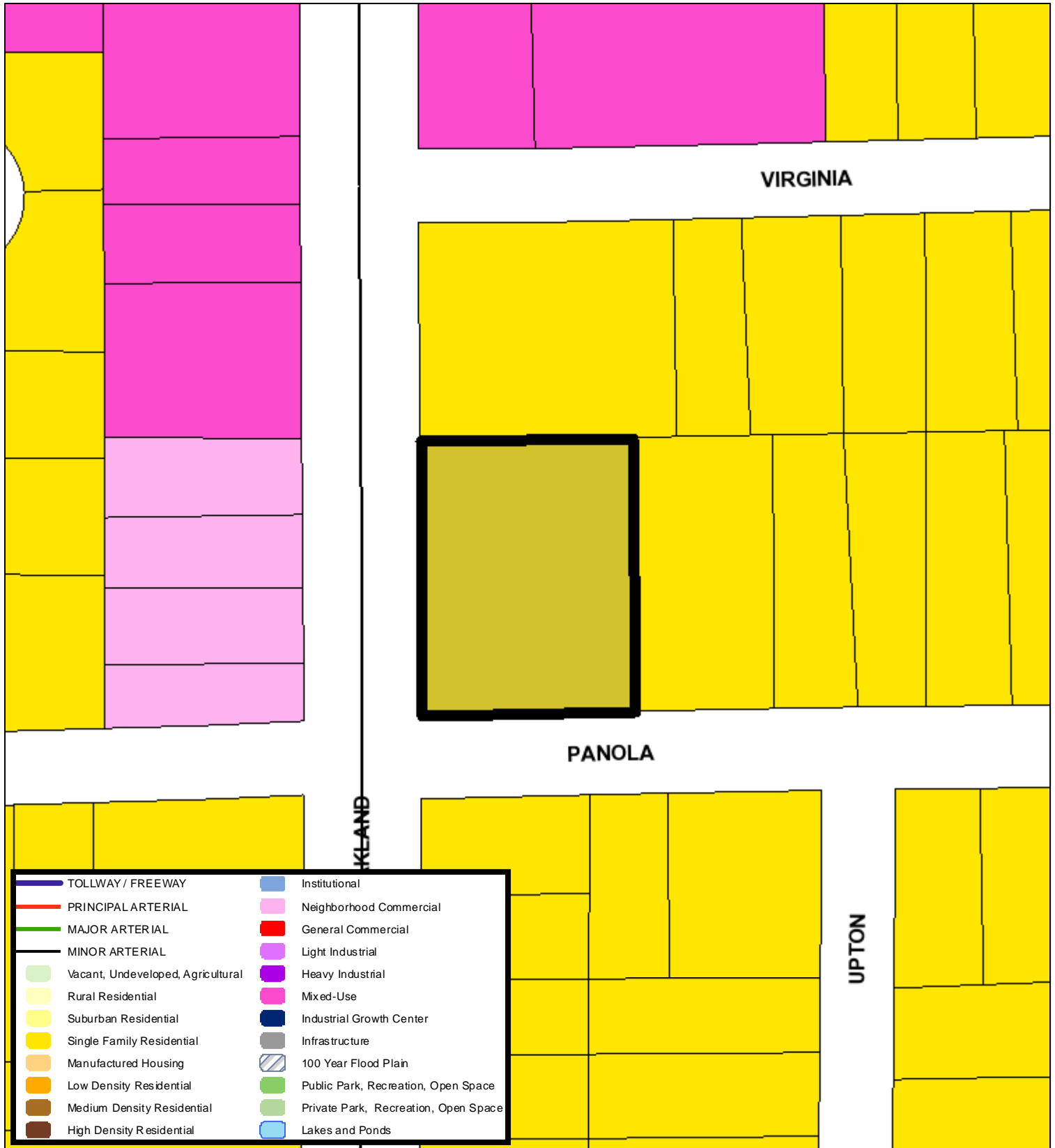


0      90      180      360 Feet



ZC-15-128

## Future Land Use



90 45 0 90 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-15-128

## Aerial Photo Map



0 55 110 220 Feet







Case Number **ZC-15-129**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 7

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Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

**Owner / Applicant:** James Harris Properties, Village Homes

**Site Location:** 205 & 213 Nursery Lane Mapsco: 61X

**Proposed Use:** Zero/Lot line Single-Family

**Request:** From: "B" Two-Family

To: "PD/AR" Planned Development for all uses in "AR" One-Family Restricted with a waiver to the block pattern; site plan included

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.  
(Technical Inconsistency)

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**Background:**

The proposed site is located on Nursery Lane south of White Settlement Road a minor arterial. The applicant is proposing to change the zoning from "B" Two Family to "PD/AR" Planned Development for construction of six zero lot line single-family structures with rear entry garages. The current "B" zoning would allow for two (2) units per lot.

The proposed site is located in a single-family neighborhood that is beginning to transition to higher density residential with several PD/UR and or UR zoning cases. A staff evaluation using Tarrant Appraisal District owner records identifies approximately 2/3 of the properties are not owner occupied, some of which are clearly owned by investor companies. No construction toward the new area redevelopment has begun.

The parking will be located behind the site with a 12.5 ft. shared access easement/driveway accessed from both sides of the development around the rear.

Below are the regulations for zero lotline developments. Creating a zero/lot line product within the block face requires a waiver to (ii) below since the proposed development is in the middle of the block of single-family homes with five foot side yards.

4.708D 5. Residential Design Standards. A site plan for residential development is required. A. Zero Lot Line Dwellings

- i. Platting Required. All blocks using the zero yard concept shall be platted or replatted to provide a zero-foot setback and a ten-foot access easement per lot.

ii. **Pattern of Yards.** The first dwelling unit on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within a block.

iii. **Corner Lot Setback.** Depending on the zero lot line pattern, the last corner lot may have a setback adjacent to the street, a ten-foot setback on the interior side to maintain the pattern.

Staff reached out to the applicant with a proposal of PD/UR, since there are several requests on this docket to rezone to Urban Residential. The applicant opted to stay with the “AR” request due to the development standards in “UR” zoning including setbacks and pedestrian/streetscape requirements.

**Site Information:**

Owner: James Harris Properties/Village Homes  
2929 W. 5<sup>th</sup> Street, Suite A  
Fort Worth, TX 76102  
Applicant: Pape Dawson Engineers / Ken Davis  
Acreage: 1.04 acres  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North “B” Two-Family / single-family  
East “PD990” Planned Development for single-family / under construction single-family  
South “B” Two-Family / single-family  
West “B” Two-Family and “MU-1” Low Intensity Mixed-Use / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-077, from “B” & “E” to “MU-1”; approved by City Council 6/16/15 (directly west and north of the subject property); PD990 Planned Development for “A-5” One-Family with development standards for a 15 ft. front yard setback and 60% lot coverage; site plan waived; subject property to the east.  
Platting History: PP-15-038 Rivercrest Addition continued by the City Plan Commission to October 28, 2015

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. The site is located in the middle of the block, adjacent to single-family structures with five foot side yards. Per Sect. 4.708D5 “AR” standards, the first unit determines lot pattern in the block face. **(waiver required)**

**Items noted above shall be reflected on the site plan or waivers are required.**

**Transportation/Public Works (TPW) site plan comments:**

TPW (Mirian Spencer, 817-392-8702, [Mirian.Spencer@fortworthtexas.gov](mailto:Mirian.Spencer@fortworthtexas.gov))

1. Variable ROW – Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as “Variable” and give the range of the ROW. Provide the recording documentation for the width of Nursery Lane as the Rivercrest Bluffs (FP-14-050) shows nursery to be less than 50ft.
2. Property Location – Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.
3. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

**Platting site plan comments:**

Teresa Burk 817.392.2412 [Teresa.burk@fortworthtexas.gov](mailto:Teresa.burk@fortworthtexas.gov)

1. Preliminary plat (PP-15-038) scheduled for Sept. should be heard by CPC in Oct. Complies with Subdivision and no waivers needed.

**Parks Department site plan comments:**

PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. There is a required \$500.00 PACSD fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PACSD fees have been paid. Call Joe Janucik at 817-392-5706 for additional information

**Water Department site plan comments:**

David Hernandez, 817-392-5803 david.hernandez@ForthWorthTexas.gov

1. PRV"s, pressure reducing valves required due to high pressure
2. Cut and plug private plumbing services at property line prior to demolition
3. No size on size tap to 6-inch water line

**Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Nursery Ln	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverbend NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Castleberry ISD
	Fort Worth ISD

\*Site located within this Neighborhood Organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/AR" for single-family zero/lot line. Surrounding land uses consist of single-family to the north and west, single-family under construction to the east and vacant lot to the south. The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. Zero lotline homes are considered low density residential uses. The proposed is zoning is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure (Pg. 38)

However, several nearby properties are being requested to rezone to "UR" or "PD/UR" for townhomes and apartments, increasing the overall future density of the area. Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan





ZC-15-129

## Area Map



0 1,000 2,000 4,000 Feet

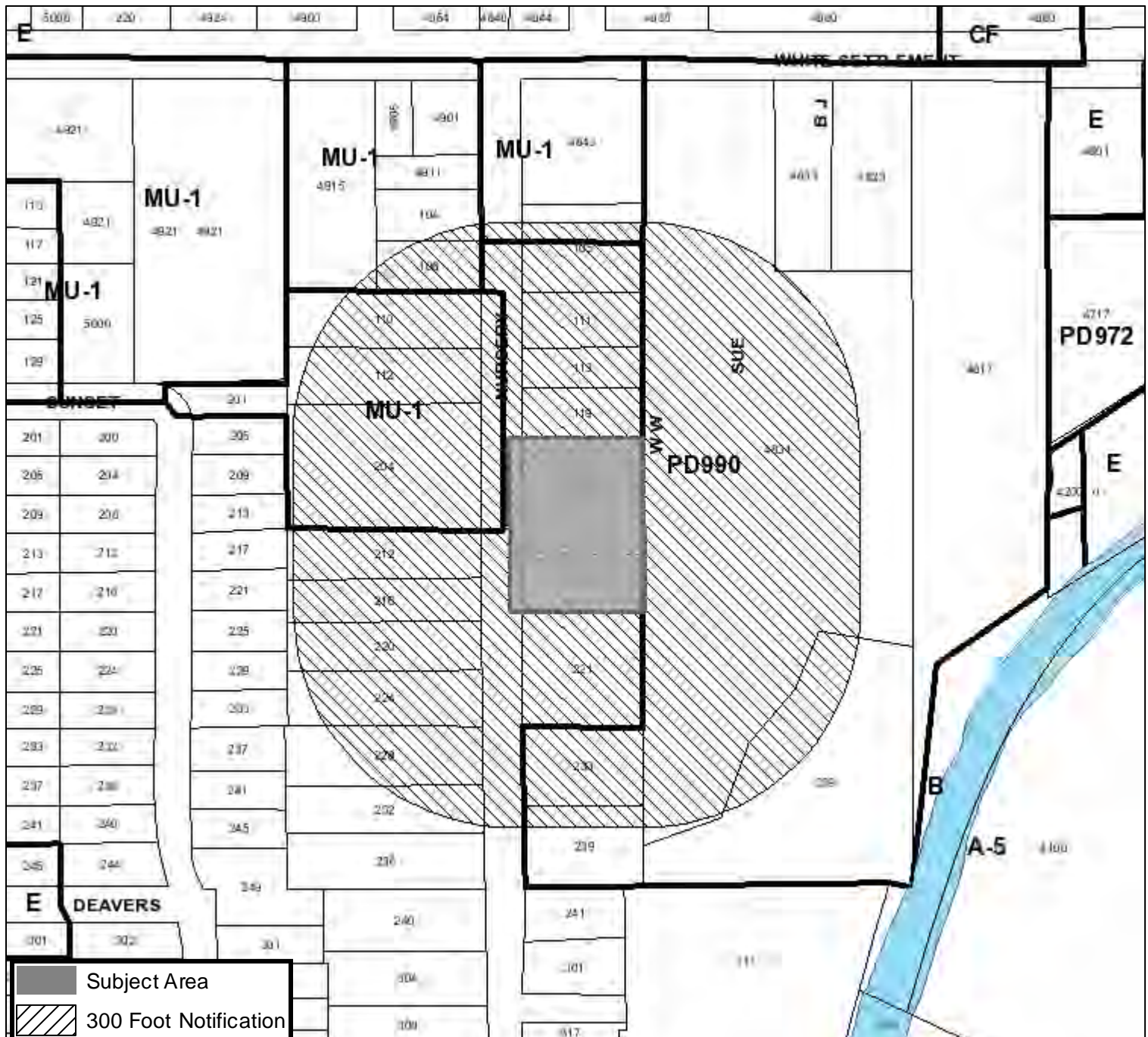




ZC-15-129

## Area Zoning Map

Applicant: James Harris Properties, Village Homes  
Address: 205 & 213 Nursery Lane  
Zoning From: B  
Zoning To: PD for all uses in AR  
Acres: 1.04501005  
Mapsc0: 61X  
Sector/District: Northside  
Commission Date: 10/14/2015  
Contact: 817-392-2495



0 100 200 400 Feet

Created: 9/25/2015 7:09:50 AM

DEVELOPMENT: RIVERCREST ADDITION LOT 13B, 13C, 13H, BLOCK 13
ZONING CASE: ZC-15-129
DIRECTOR OF PLANNING AND DEVELOPMENT:
DATE:

EXISTING 'B' ZONING

BELL, MICHAEL S & PAUL W BELL  
D203445050

HAMMONDS, BOB ETUX SHIRLE H  
D206364591

FERRELL, NORMA

CONTROL MONUMENT  
N=6960698.29  
E=2308032.98  
SET 1/2" IRON ROD  
WITH YELLOW CAP

POC  
PASSING A FND. 5/8"  
IRON ROD @ 0.83'

AVERAGE CENTER LINE LOCATION NURSERY LANE

NURSERY LANE

POC

50.00'

S0°8'54"E

242.15'

25' BUILDING SETBACK

EXISTING 'B' ZONING  
PROPOSED 'PD-AR'

EXISTING 'B' ZONING

EXISTING 'B' ZONING

MAYORGA, RENZO  
LOT 13-A BLOCK 13,  
RIVERCREST ADDITION,  
VOL.388-0, PG. 397,  
INST. No. D212203805  
D.R.T.C.T.

LOT 13-A

170.42'

S89°44'39"E

12.5' SHARED ACCESS EASEMENT

140.42'

13B1

154.31'

N89°44'40"W

13B2

154.92'

13C1

24.68'

154.92'

⑬

13C2

154.92'

13H1

154.92'

13H2

144.92'

12.5' SHARED ACCESS EASEMENT

170.42'

N89°44'40"W

BLOCK 13  
LOT 13H2X

BLOCK 13  
LOT 13H2X

SET 1/2" IRON ROD  
WITH YELLOW CAP

S0°8'54"E

EXISTING 'PD A-5' ZONING

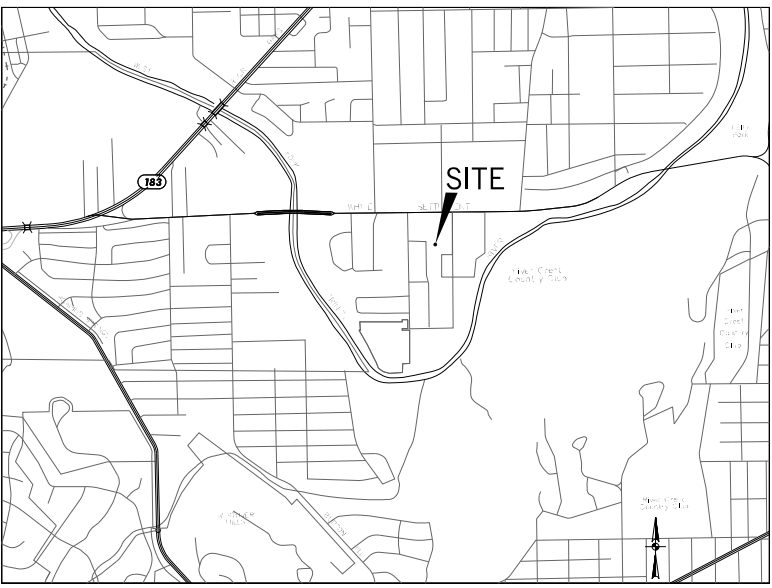
RIVERCREST BLUFFS  
FP-14-050

Fw RIVERCREST BLUFFS LLC  
RIVER CREST ADDITION  
BLK. 14-R-1  
VOL. 388-4, PG. 455,  
INST. No. D2141167702  
D.R.T.C.T.

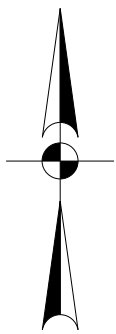
SET 1/2" IRON ROD  
WITH YELLOW CAP

242.15'

12.5' SHARED ACCESS EASEMENT



LOCATION MAP  
NOT-TO-SCALE



NOTES

- EXISTING 'B' ZONING, PROPOSED 'PD-AR'.
- THE SITE IS LOCATED IN THE MIDDLE OF THE BLOCK, ADJACENT TO SINGLE-FAMILY STRUCTURES WITH FIVE FEET SIDE YARDS. PER 'AR' STANDARDS, THE FIRST UNIT DETERMINES LOT PATTERN IN THE BLOCK FACE. (WAIVER REQUIRED)



500 WEST 7TH ST | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668  
SUITE 350  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION • 470

OWNER / DEVELOPER:  
HARRIS & ASSOCIATES  
2929 W. FIFTH ST., #A  
FORT WORTH, TX 76102  
PHONE: (469) 471-3977  
EMAIL: TIA@JRHPARTNERS.COM

SITE PLAN

RE-PLAT OF RIVERCREST ADDITION  
LOTS 13B, 13C, 13H, BLOCK 13

RIVERCREST ADDITION

LOTS 13B1, 13B2, 13C1, 13C2, 13H1,  
13H2, 13H2X, BLOCK 13

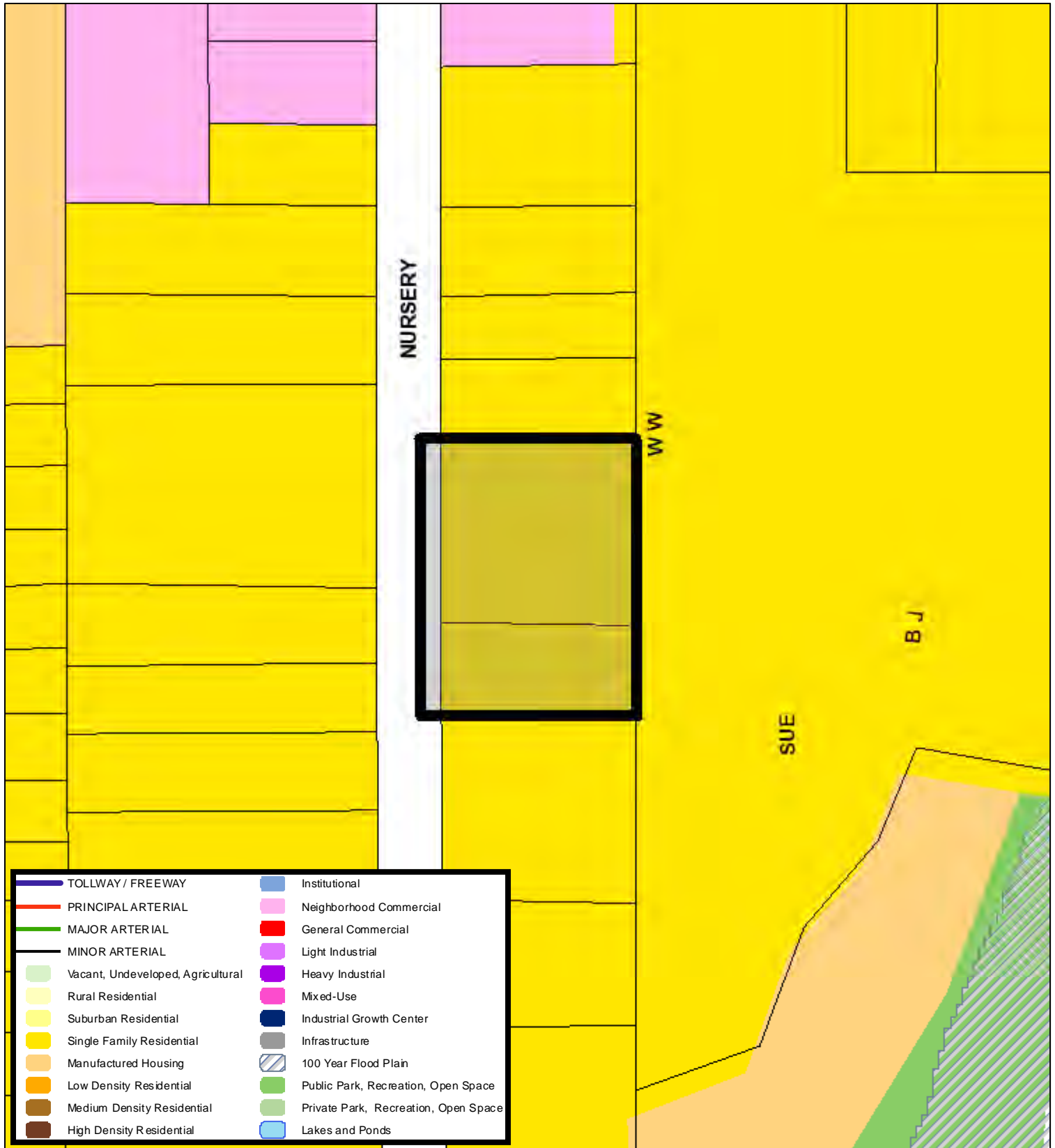
EXISTING 'B' ZONING

BEING A 0.947 ACRE TRACT OF LAND  
AND PART OF BLOCK 13, IN THE  
RIVERCREST ADDITION, AN ADDITION TO  
CITY OF FORT WORTH, TARRANT  
COUNTY, TEXAS, ACCORDING TO PLAT  
RECORDED IN VOL. 310, PG. 91-92,  
DEED RECORDS OF TARRANT COUNTY,  
TEXAS, AND ALSO BEING THAT CERTAIN  
TRACT OF LAND CONVEYED BY DEED  
TO JUAN MARTINES AS LOTS 13-E BY  
INSTRUMENT NO. D210022500 DEED  
RECORD TARRANT COUNTY, TEXAS  
D.R.T.C.T.



ZC-15-129

## Future Land Use



110 55 0 110 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Created: 9/21/2015 7:40:00 AM





ZC-15-129

## Aerial Photo Map



0 70 140 280 Feet







Case Number **ZC-15-130**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 9

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Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Bertilla Ventura

**Site Location:** 405 Wimberly Street Mapsco: 62X

**Proposed Use:** Townhomes

**Request:** From: "B" Two-Family

To: "UR" Urban Residential

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Technical Inconsistency)**

---

**Background:**

The site is located on Wimberly Street just north of Merrimac Ct. The applicant is proposing to rezone from "B" Two-Family to "UR" Urban Residential to construct townhomes.

The Linwood neighborhood is just north of the West 7<sup>th</sup> Mixed-Use area, and west of several locations of MU-1 zoning. The southern sections of Linwood have been in transition with the construction of a four story multifamily structure and the replatting and construction of front driveway townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area.

There have been at least 10 replats in this area of the Linwood neighborhood to split one lot into two for townhomes which required several variance requests for a reduction in the front yard setback anywhere from 10 to 15 ft. "UR" zoning allows several residential forms including apartments and townhomes that may be built close to the front property line with rear access.

Urban Residential is intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

This case will be heard by City Council October 20, 2015.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas

historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

Staff met with the Linwood Neighborhood Association on September 24<sup>th</sup> to discuss possible future land use changes to properties that currently have a single-family future land use designation. The majority of properties near this area have Low Density Residential designation. Staff has recommended that the Single-Family future land use be changed to Low Density Residential to reflect the numerous "UR" Zoning Cases within the area. The Linwood NA agreed that to the proposal except for properties currently zoned A-5 along northern Azalea, south on Wingate, and two properties along Foch for a total of fifteen (15) A-5 zoned properties.

**Site Information:**

Owner: Bertilla Ventura  
1400 Clarendon St.  
Fort Worth, TX 76134

Acreage: 0.19 acres

Agent: Ruston Building Co.

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / vacant  
East "B" Two-Family / park  
South "B" Two-Family / vacant  
West "B" Two-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History:

Platting History: FS-15-102, Linwood Add., Blk 11, Lots 33R-1 & 33R-2; FS-15-047, Linwood Add., Blk 11, Lots 33R1, 33R2; FS-14-178, Linwood Add., Blk 11, Lots 20R1, 20R2; FS-14-153, Linwood Add., Blk 11, Lots 17R-1, 17R-2; FS-14-080, Linwood Add., Blk 11, Lots 25R-1, 25R-2, 26R-1, 26R-2; FS-14-078, Linwood Add., Blk 11, Lot 34R1, 34R2; FS-14-018, Linwood Add., Blk 11, Lots 14R1, 14R2, 15R1, 15R2; FS-14-016, Linwood Add., Blk 11, Lot 27R1, 27R2; FS-13-038, Linwood Add., Blk 11, Lot 23R, 24R along Templeton and Wimberly

BOA History: BAR-14-087, BAR-15-086, BAR-14-084, BAR-14-024, BAR-14-022, 15 ft. front yard setback subject area

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wimberly St.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Westside Alliance	Montgomery Plaza Master Condominium Association, Inc.
Linwood NA*	Trinity Habitat for Humanity
University Park Owners Association	Streams And Valleys Inc
Montgomery Plaza Residential Condominium	Fort Worth ISD

Association	
Cultural District Alliance	

\*Located within the Linwood NA.

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to “UR” Urban Residential to build townhomes. The surrounding land uses are predominantly single-family, one-story homes, and newly constructed two-story townhomes along Wimberly Street.

The proposed site abuts single-family on the north and east side and is surrounded with Two-Family zoning. Urban Residential is designed to buffer Two-Family zoning from Mixed Use districts.

As several zoning cases have been approved recently for “UR” within the area, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps. (pg. 38)

As UR can allow the construction of apartments, the proposed zoning **is not consistent (Technical Inconsistency)** with the future land use designations. However, townhomes as proposed are considered low density residential.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



### Area Map



0 1,000 2,000 4,000 Feet





ZC-15-130

## Area Zoning Map

Applicant: Bertilla Ventura  
Address: 405 Wimberly Street  
Zoning From: B  
Zoning To: UR  
Acres: 0.1989723  
Mapsc0: 62X  
Sector/District: Arlington Heights  
Commission Date: 10/14/2015  
Contact: 817-392-8043



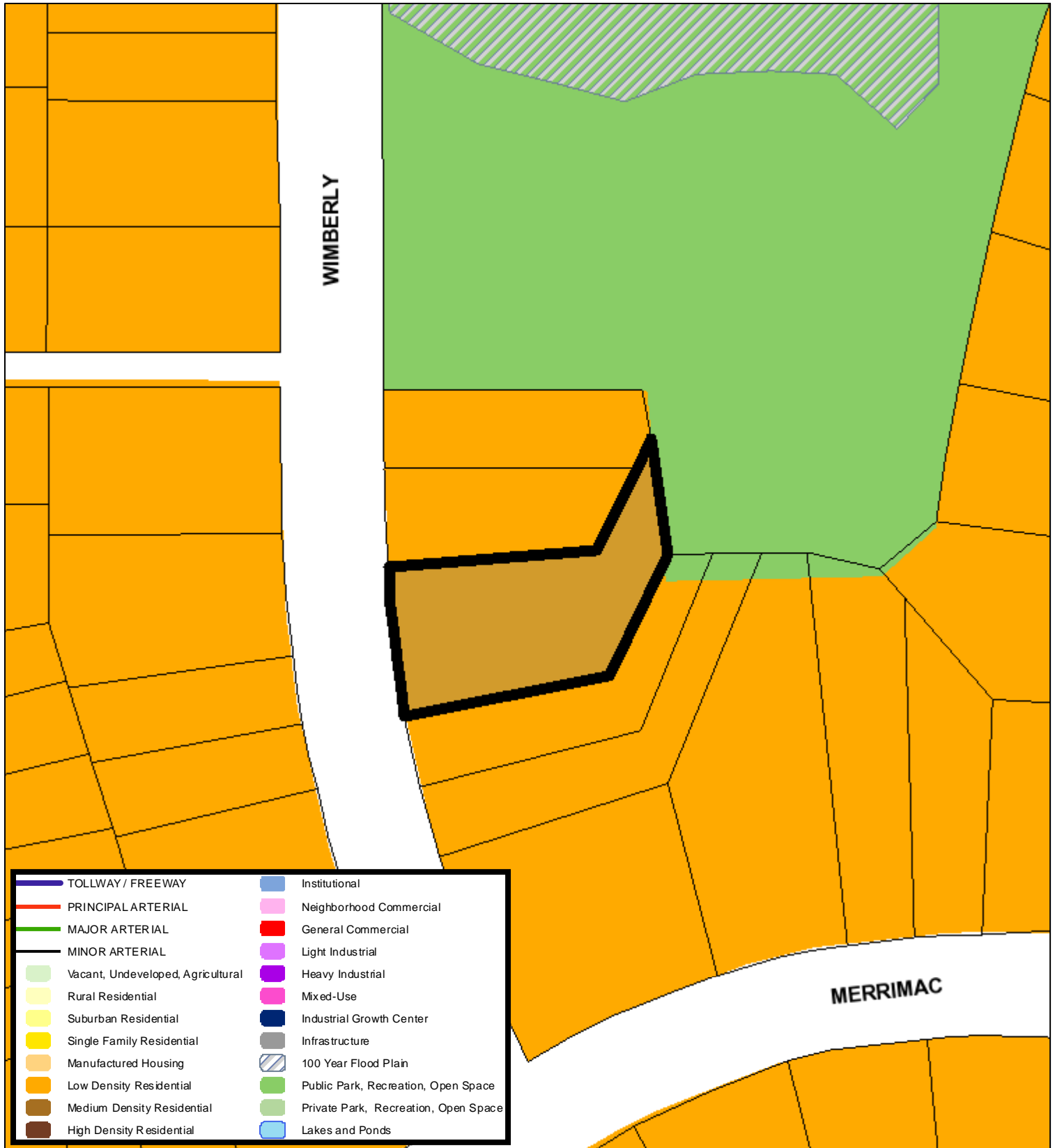
0 87.5 175 350 Feet

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ZC-15-130

## Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Created: 9/21/2015 7:40:29 AM



ZC-15-130

## Aerial Photo Map



0 40 80 160 Feet







Case Number **ZC-15-131**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 5

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Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

**Owner / Applicant:** Texas Tile Roofing, LLC

**Site Location:** 801 E. Loop 820 Mapsco: 66T

**Proposed Use:** Roofing Company

**Request:** From: "E" Neighborhood Commercial

To: "I" Light Industrial

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

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**Background:**

The proposed site is located east of Loop 820 a tollway/freeway. The applicant is proposing to rezone to "I" Light Industrial for a roofing company with outdoor storage. The applicant is proposing a new two story office building with outdoor storage of roofing materials and equipment. At this location the Freeway is slightly elevated with the neighborhood to the south sitting at a lower grade.

If there was no outdoor storage of materials and less than 50% of storage indoors, "E" Neighborhood Commercial would be an appropriate zoning classification.

The neighborhood contacted the applicant with concerns about the Light Industrial zoning and requested that the request be amended to PD/E plus tile and roofing company. The applicant spoke to staff who confirmed that this can be changed under the current legal notification but that outdoor storage with some metal work for flashing would need to be added to the PD for clarification. At the time of this report, staff has not received confirmation of the change request.

**Site Information:**

Owner:	Texas Tile Roofing, LLC 2616 Weaver Street Fort Worth, TX 76117
Acreage:	0.74 acres
Agent:	Gerry Curtis
Comprehensive Plan Sector:	Eastside
Surrounding Zoning and Land Uses:	North "PD74" Planned Development/Specific Use for mini-warehouse / mini-warehouse



East "A-5" One-Family / single-family  
 South "E" Neighborhood Commercial / commercial offices and outdoor storage  
 West "G" Intensive Commercial / E Loop 820 Freeway

**Recent Relevant Zoning and Platting History:**

Zoning History: "PD-74" Planned Development/Specific Use for mini warehouse with development standards; subject property to the north

Platting History: FP-007-052 Emory Place, single-family development to the east

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East Loop 820	Tollway/Freeway	Tollway/Freeway	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Harmony Hills NA*	Eastside Sector Alliance
Sandybrook NA	Trinity Habitat for Humanity
WoodHaven	East Fort Worth, Inc.
East Fort Worth Business Assoc.	Streams & Valleys
Woodhaven Community Development	Fort Worth ISD
Neighborhoods of East Fort Worth	

Within this neighborhood association\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to "I" Light Industrial for roofing business with outdoor storage. Surrounding land uses consist of mini-warehouse to the north, single-family to the east, commercial office to the south and E Loop 820 to the west.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, a request to PD/E with associated roofing materials business might be more appropriate at this location.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



### Area Map



0 1,000 2,000 4,000 Feet





ZC-15-131

## Area Zoning Map

Applicant: Texas Tile Roofing, LLC  
Address: 801 E. Loop 820  
Zoning From: E  
Zoning To: I  
Acres: 0.712984  
Mapsc0: 66T  
Sector/District: Eastside  
Commission Date: 10/14/2015  
Contact: 817-392-2495



0 95 190 380 Feet

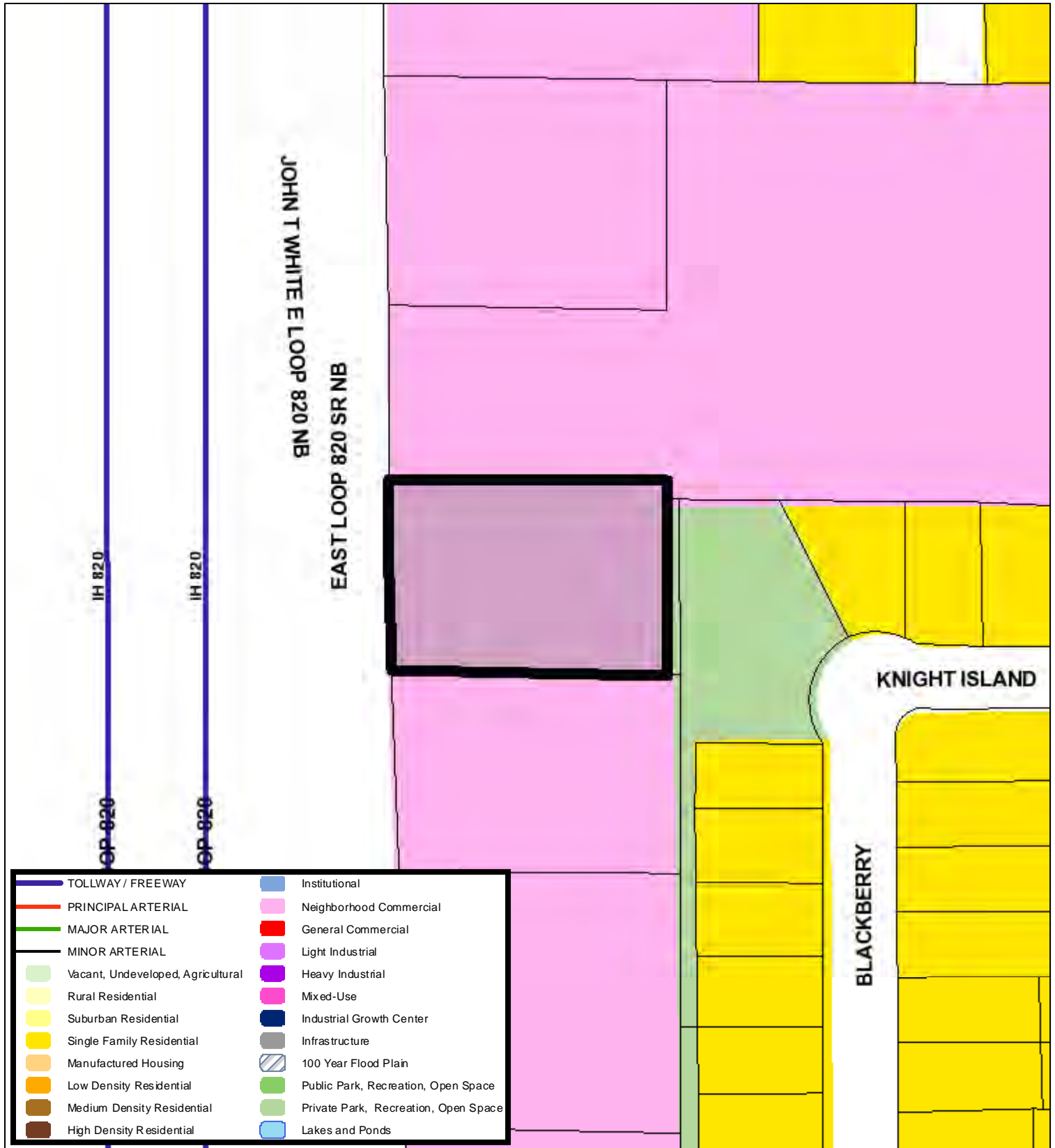
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ZC-15-131

## Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.

Created: 9/21/2015 7:40:58 AM



ZC-15-131

## Aerial Photo Map



0 65 130 260 Feet





Case Number SP-15-011

**SITE PLAN AMENDMENT  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 6

---

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Stephen Murray	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Rick Scotto

**Site Location:** 7200 McCart Avenue Mapsco: 103H

**Proposed Use:** Amend Site Plan with automatic car wash

**Companion Cases:** PD 565 "PD-SU" for all uses in "E" plus car wash and excluding pawn shops and tattoo parlors

---

**Background:**

The applicant is amending the site plan as required by PD-565 for the tract zoned "PD-SU" for all uses in "E" plus car wash and excluding pawn shops and tattoo parlors; site plan required. The site is located on McCart Avenue in-between Altamesa Blvd and Sycamore School Rd.

The subject site was rezoned in 2004 to allow for the use. The applicant intends to remove the existing self-serve car wash and develop a new kiosk operated drive-thru car wash with 19 covered vacuum stalls. The applicant is required to revise the site plan to reflect the building and layout of the site.

**Site Information:**

Owner:	David Griffith 2609 Clipper St. Richardson, TX 75082
Agent:	Garry Turner
Acreage:	0.61 acres
Comprehensive Plan Sector:	Wedgwood

**Surrounding Zoning and Land Uses:**

North	"E" Neighborhood Commercial / commercial
East	"B" Two-Family / duplex
South	"E" Neighborhood Commercial / vacant, medical clinic
West	"E" Neighborhood Commercial / vacant

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiency is:

1. Dumpster must be located on your property outside of setbacks (rear is 10 ft.)



2. Remove notes concerning existing items (car wash, vacuums, etc.)
3. Show darker outline for zoning case
4. Remove concrete shading
5. Provide notes stating the site will comply with: Forestry, Sign, Landscaping, and Lighting regulations.
6. Provide parking spaces and count for employees

**Compliance with the item note above shall be reflected on the site plan or a waiver is required.**

**Platting Comments**

No comments have been submitted at this time.

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

***Recent Relevant Zoning and Platting History:***

Zoning History: ZC-04-013 from "E" Neighborhood Commercial to "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors. Site Plan required; adopted May 2004 (subject property)

Platting History: none

***Transportation/Access***

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave.	Principal Arterial	Principal Arterial	NA

***Public Notification:***

The following Neighborhood Associations were notified:

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Greenridge Neighbors NA*	Crowley ISD
Trinity Habitat for Humanity	Fort Worth ISD

Closest Neighborhood Organization\*

***Attachments:***

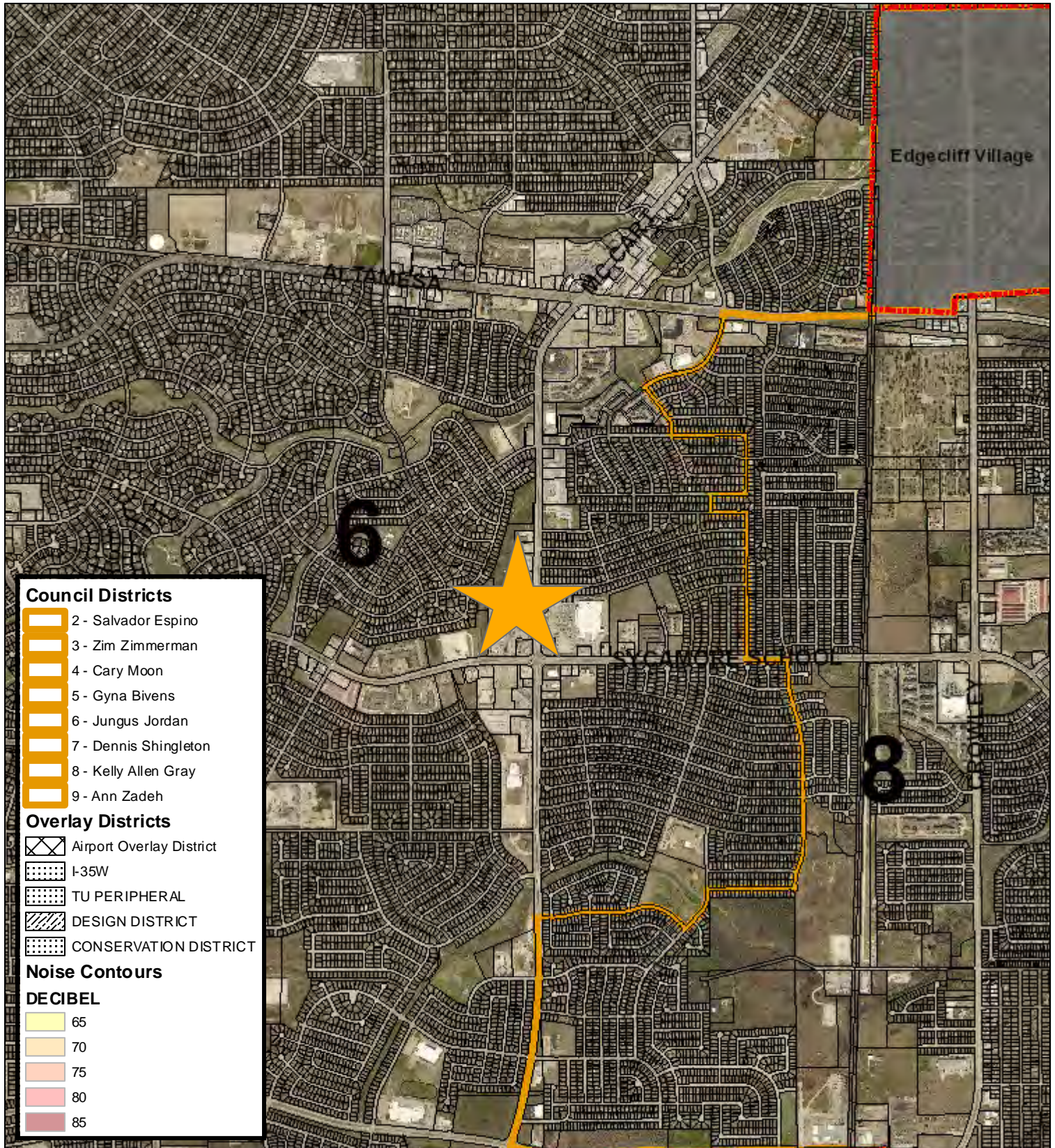
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan





SP-15-011

## Area Map



0 1,000 2,000 4,000 Feet





SP-15-011

## Area Zoning Map

Applicant: Rick Scotto  
Address: 7200 McCart Avenue  
Zoning From: PD 565 for E uses plus car wash  
Zoning To: Site Plan for PD 565 with automatic car wash  
Acres: 0.64098422  
Mapsc0: 103H  
Sector/District: Wedgwood  
Commission Date: 10/14/2015  
Contact: 817-392-8043



0 90 180 360 Feet

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Lot 1, Block 1, KDR Capital Addition  
Subdivision Plat Number ES-004-063  
Site Plan/DD Number PD 565  
Zoning PD-SU/E

Landscape Area Available – 760 sq.ft. (as noted,  
Site will comply with Forestry, Sign, Landscaping  
and Lighting regulations.

## Automobile Staging – Eleven (11)

2 plus 1 HC in Vacuum Area = 3

REQUESTING ZONING  
CHANGE FOR THIS LOT

LOT 1R, BLOCK 1  
CARENOW McCART  
LIMITED ADDITION  
ACCESS AGREEMENT  
PER OWNERS

NEW CONCRETE

EDGE OF  
EXSTG  
CONCRETE

## EXISTING CONCRETE

TRAFFIC CONTROL PYLONS  
(REMOVABLE)

NEW CANON

\_\_\_\_\_

CHANGE FOR THIS LOT

Legal Description

## Site Plan

SCALE : 1" = 10'-0"

## McCart Car Wash

**CONTACT INFORMATION**

Architectural Engineer G.R. Turner & Asso.	Owner
604 Pheasant Run	Daniel Griffith
Burleson, Texas 76028	2609 Clipper Ct.
Off Ph 817-447-2269	Richardson, Texas 75082
Mobile 817-682-5713	Ph 682-459-3234

Director of Planning and Development

Date \_\_\_\_\_

**TOTAL DESIGN WITH  
CHRIST IN MIND**



**G.R. TURNER  
& ASSOCIATES**  
604 BREACANT BLVD

**BURLESON, TEXAS 76028**  
**(817) 447-2269 (Office)**  
**(817) 295-9574 (Fax)**  
**ARCHITECTURAL**  
**CHIT**

**CIVIL,  
STRUCTURAL  
ENGINEERS**

COMPANY REGISTRATION #

$r = 2333$

[illegible]

# Proposed Site Plan

# McCart Car Wash

7200 McCart  
Fort Worth, Texas

DATE: 09/15/15  
JOB NO: 15124

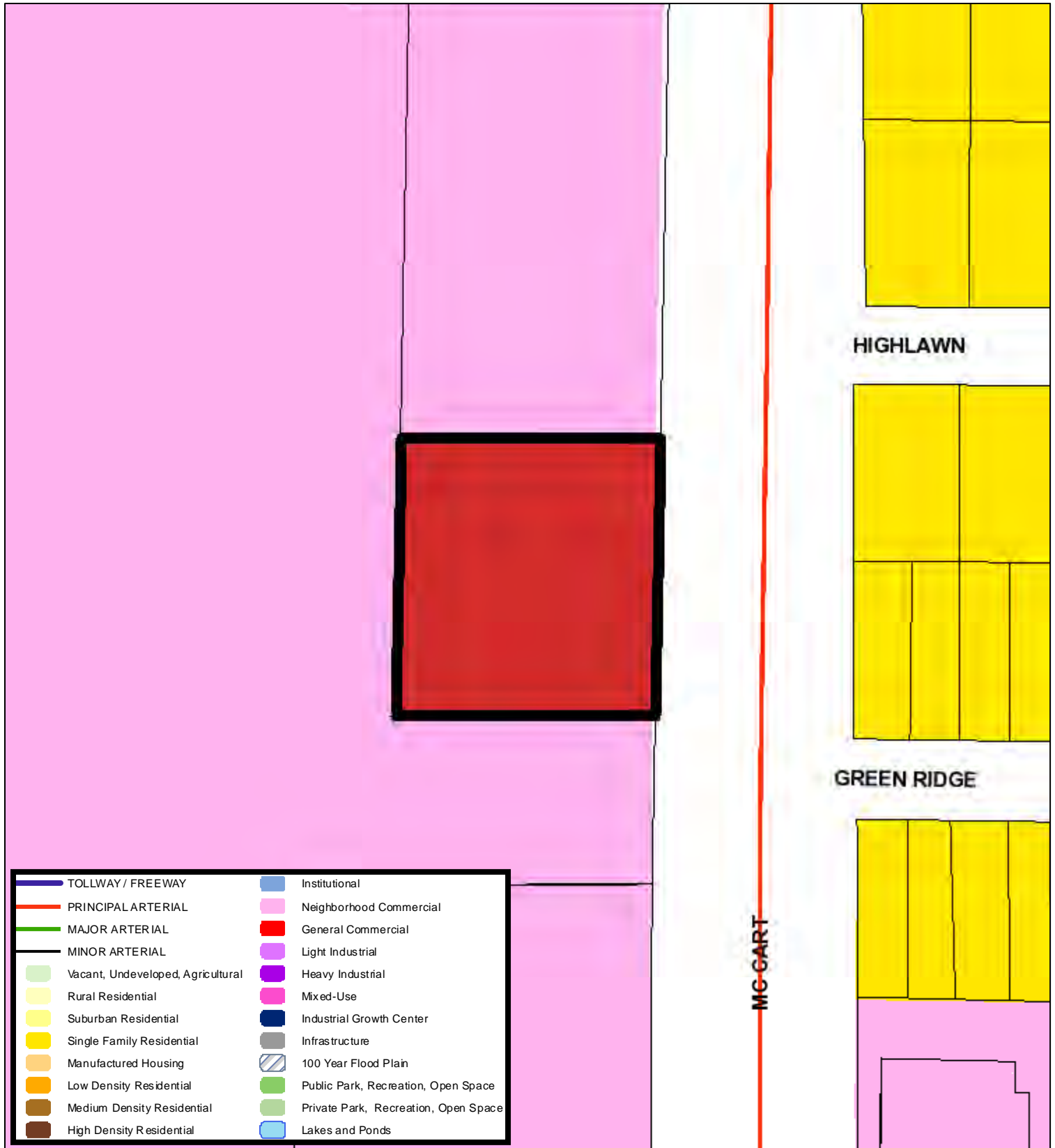
**SHEET:**

OF  
SHEETS  
C1



SP-15-011

## Future Land Use



80 40 0 80 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





SP-15-011

## Aerial Photo Map



0 50 100 200 Feet







Case Number **ZC-15-132**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 7

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Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** **Thomas Shawn & Dayton Bailey**

**Site Location:** 11785 & 11815 Alta Vista Road Mapsco: 22F

**Proposed Use:** **Single Family Residential**

**Request:** From: "A-10" One-Family

To: "PD/A-10" Planned Development for all uses in "A-10" One-Family with the following waivers:

- up to 50% percent lot coverage;
- reduce front yard setback to 20 ft., side yard setback at 5 ft.;
- increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard;
- no storage of boats or recreational vehicles; site plan included.

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

---

**Background:**

The applicant is requesting a zoning change from "A-10" One-Family to "PD/A-10" Planned Development for all uses in "A-10" One-Family to allow for changes in the development standards from the A-10 district. The PD would allow up to 50% percent lot coverage, 20 ft. minimum front yard, 5 ft. rear yard and an accessory building up to 1,000 sf allowed within the front yard with a site plan included.

The applicant is proposing to develop a small subdivision including approximately 30 residential lots with several waivers. The table below provides the differences between the proposed and required A-10 standards. The property is located along Alta Vista Rd., a major arterial. This area was annexed into the City of Fort Worth in January 2011. The Neighborhood Alliance has expressed support for the development.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional improvements that may be proportional to the impact of the new residents, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

Development Standards	A-10	PD/A-10
Lot Area	10,000 sf minimum	10,000 sf minimum
Lot Width	60 ft.	60 ft.
Lot Coverage	40% max	<b>50% max</b>
Front Yard	25 ft. minimum	<b>20 ft.</b>
Rear Yard	10 ft.	<b>5 ft.</b>
Side Yard	5 ft.	5 ft.
Height	35 ft.	35 ft.
Accessory buildings (10,000 sf to 21,779 sf.)	<b>400 sf.</b>	<b>1000 sf</b>
Accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.	NA	<b>Allowed in the front yard</b>

**Site Information:**

Owner: Brookstone Development LP  
10501 Alta Vista  
Keller, Texas 76248  
Agent: Dennis Lang  
Acreage: 9.03 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "PD 894" "PD/SU" Planned Development/Specific Use for warehouse , outdoor storage, greenhouse, showroom, retail sales, office, and up to 15 temporary portable storage containers not to exceed six months use in a 12 month period; site plan waived; "PD 895" "PD/SU" Planned Development/ Specific Use for landscaping and construction contractor yard, greenhouse nursery with plant sales, beauty shop and pest elimination services, site plan waived.CF" Community Facilities / daycare, commercial, light industrial  
East "A-5" One-Family / single-family  
South "A-10" One-Family; "E" Neighborhood Commercial / single-family, office  
West "A-43" One-Family / large lot single-family

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

- 1. 40 percent lot coverage allowed within A-10 (waiver requested, applicant intends to provide 50 percent)**
- 2. 25 ft. front yard setback (waiver requested, applicant intends to provide 20 ft.)**
- 3. 10 ft. rear yard setback (waiver requested, applicant intends to provide 5 ft.)**
- 4. 1000 sf accessory building exceed maximums (waiver requested)**
- 5. Accessory buildings prohibited within the front yard (waiver requested)**
- Remove surveyors description
- Remove plat waiver information
- Enlarge site plan of lots
- Provide fencing information
- Provide notes stating the site will comply with: Forestry, Sign, Landscaping, and Lighting regulations.
- Provide lot typical
- Provide the location of accessory buildings in front yard

13. Structures and accessory building prohibited within easements
14. Structures prohibited within setbacks unless waiver is granted

**Compliance with the item note above shall be reflected on the site plan or a waiver is required.**

#### **Platting Comments**

Planning and Development (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. Need to revise the site plan to indicate the lot widths on the lots. The minimum width for the lots is 65 feet wide at the building line. According to the scale on the site plan these lots are at the most 62 feet wide.
2. Update the lot typical to indicate the location of the structures including the accessory buildings.
3. Remove the secondary entrance it is not necessary since this development has less than 30 units. This secondary access is less than 600 feet from the primary entrance. Per the Subdivision Ordinance local streets intersecting with an arterial must be a minimum of 600 feet apart.
4. FYI--The tracts of land to the north and south are landlocked and access to these properties needs to be provided. The Subdivision Ordinance requires stub-outs to un-platted tracts of land.
5. The purpose statement is unclear. Please define what is meant by "Accessory Buildings to 1000 Square Feet and Allowed in Front". In front of what? This is why it would be helpful to reflect this on the lot typical

#### **Transportation/Public Works (TPW) site plan comments**

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Street Centerline Offsets - Street centerlines offset(s) as shown are unacceptable. Centerline offsets shall be at least 600' between local street (s) or collector street(s) and arterial streets. Greater centerline offsets may be required by the City Traffic Engineer. This will require a waiver to be reviewed and approved by the City Plan Commission. Without the waiver approval, the site plan will require major modifications.
2. Cul-de-sac Length - Streets ending permanently in a cul-de-sac shall not exceed 800' for developments with lot sizes less than one acre. For developments with lot sizes of one acre or more, cul-de-sac length shall not exceed 1000'. This will require a waiver to be reviewed and approved by the City Plan Commission. Without the waiver approval, the site plan will require major modifications.
3. Gated Entrances - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
4. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
5. Entrance Islands - Entrance islands require separate lot and block numbers and shall be maintained by the Homeowners Association. Call out Entrance Island as an HOA lot.
6. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

#### **Parks site plan comments:**

***PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.***

Neighborhood Park Fees-in-Lieu of Land will be required.

Community Park Fee-in-Lieu of Land will be required.

All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Parks and Recreation Department, prior to final plat release.

Call Joe Janucik at 817-392-5706 for additional information.

#### **Water site plan comments:**

David Hernandez, 817-392-5803 david.hernandez@ForthWorthTexas.gov

1. No direct taps to 30" and 21" water mains in Beach
2. Extend water and sewer to each proposed lot
3. Cut and plug existing unused private plumbing services at property line



4. Cut and plug existing private plumbing services at property line prior to demolition
5. No private plumbing crossing lot lines
6. Auto flusher required for dead end line
7. Encroachment agreement required for entry to maintain water/sewer lines

**Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.**

***Recent Relevant Zoning and Platting History:***

Zoning History: ZC-10-180, from unzoned to "A-10" effective 01/21/11 (subject property)

Platting History: None

***Transportation/Access***

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alta Vista	Major Arterial	Principal Arterial	NA

***Public Notification:***

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams & Valleys, Inc
Trinity Habitat for Humanity	Keller ISD
Villages of Woodland Springs HOA*	

\*Closest neighborhood organization

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/A-10" Planned Development for all uses in "A-10" One-Family with waivers including: up to 50% percent lot coverage, 20 ft. minimum front yard, 5 ft. rear yard and accessory building up to 1,000 sf allowed within the front yard, site plan required for a residential development.

Surrounding land uses vary with a daycare, commercial and industrial uses to the north, single-family to the east, offices and large lot single-family to the south, and large lot single-family to the west. The applicant is proposing to maximize the site and is requesting several waivers to A-10 standards. The site will be located within its own enclave and should not impact surrounding development.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change **is consistent** with the following Comprehensive Plan policy:

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.

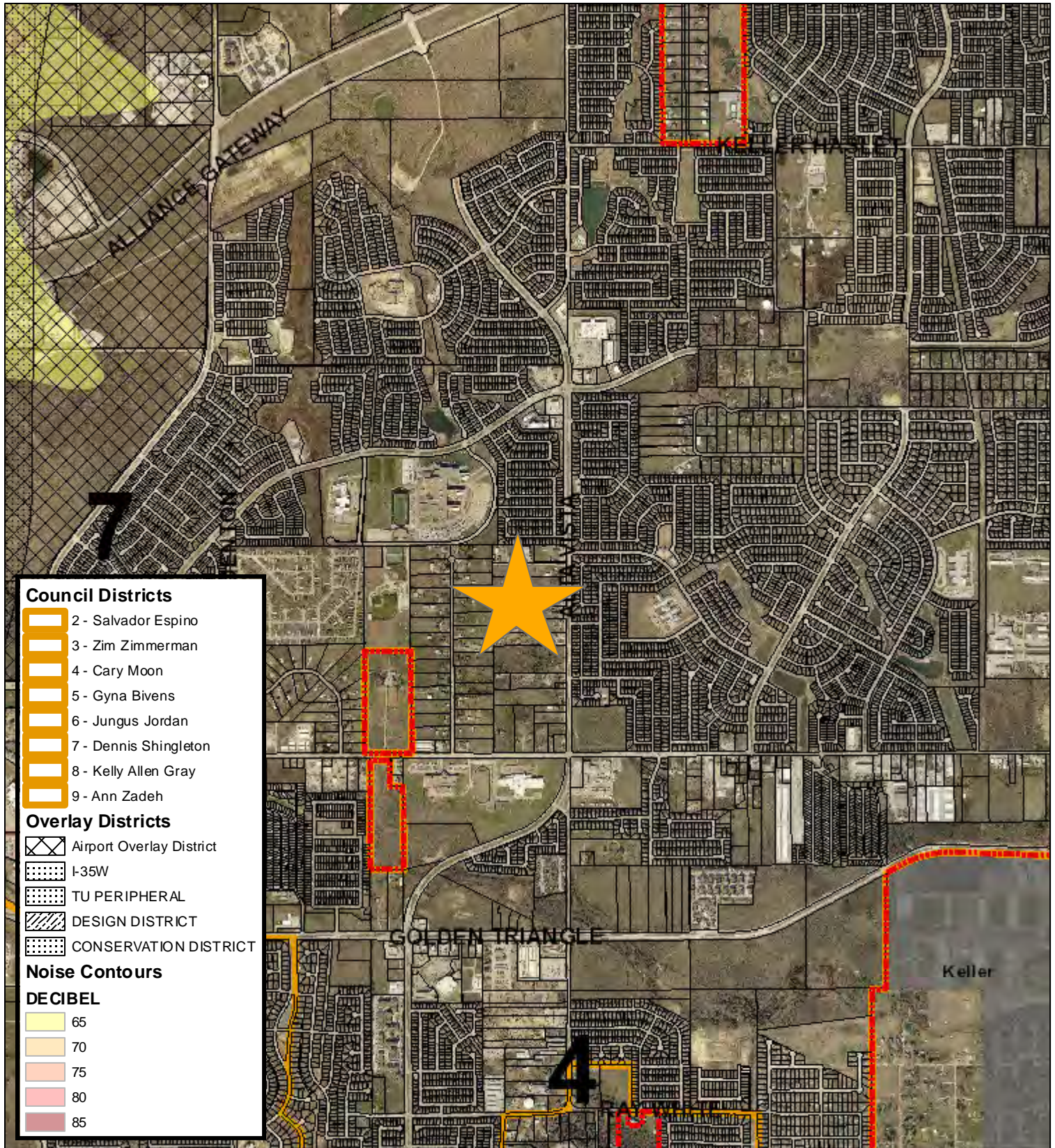
Based on conformance with the future land use maps and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan



### Area Map

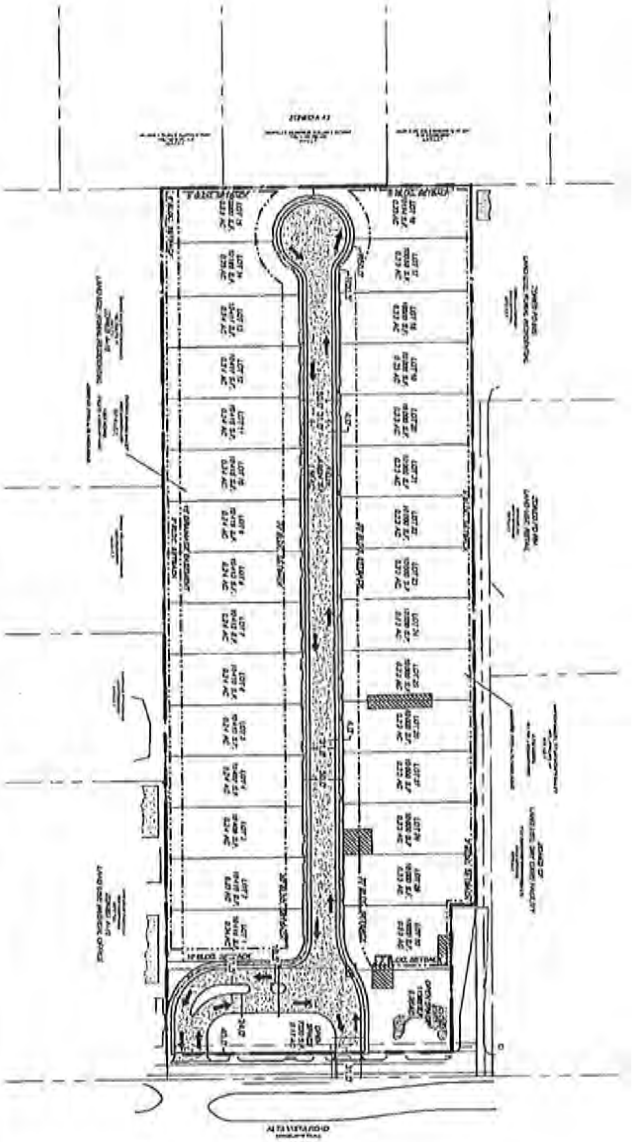


0 1,000 2,000 4,000 Feet



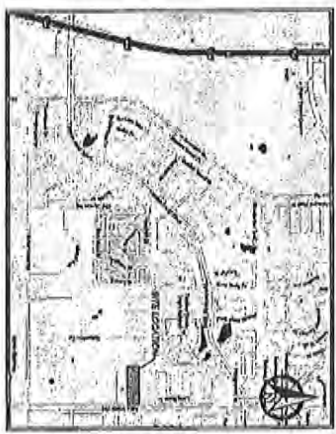






**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- CONCEPTUAL TRAFFIC ADJUDICATION PATTERN
- PROPOSED WOOD FENCE
- PROPOSED GATE
- BUILDING TO BE DEMOLISHED



VICINITY MAP  
NOT TO SCALE

**DIRECTOR OF PLANNING AND DEVELOPMENT**

DATE: \_\_\_\_\_

**SITE PLAN**

11815 & 11785 ALTA VISTA RD.

LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE FRANCISCO CUELLA SURVEY, ABSTRACT NO. 286, TARRANT COUNTY, TEXAS 9.040 AC.

DATE: SEPTEMBER 14, 2015  
CASE NUMBER: \_\_\_\_\_  
ADAMS JOB NUMBER: 2015.139

**ENGINEER/CONSULTANT:**  
ADAMS ENGINEERS  
910 S. JOE BLVD. SUITE 200  
SOUTH PLAINFIELD, TEXAS 76150  
PHONE: (817) 203-3200  
EMAIL: david@adams-engineers.com

**APPLICANT/PURCHASER:**  
BRICKSTONE DEVELOPMENT LP  
10501 ALTA VISTA RD.  
KELLER, TX 76484  
PHONE: (817) 203-3200  
EMAIL: info@brickstone.com

**OWNER:**  
DAYTON BAILEY ET UX MCKENY BAILEY  
11815 ALTA VISTA RD.  
FORT WORTH, TX  
THOMAS SHAWN BAILEY  
11785 ALTA VISTA RD.  
FORT WORTH, TX

**NOTES:**  
1. ALL SPACING AND TURNING WILL CONFORM TO THE LATEST CODES.  
2. ALL SPACING WILL CONFORM TO ARTICLE 4.20.05.  
3. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
4. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
5. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
6. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
7. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
8. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
9. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
10. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.

**PROPERTY OF ADAMS ENGINEERS:**  
1. ALL SPACING AND TURNING WILL CONFORM TO THE LATEST CODES.  
2. ALL SPACING WILL CONFORM TO ARTICLE 4.20.05.  
3. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
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9. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.  
10. PROJECT WILL CONFORM WITH SECTION 4.20.05, LANDSCAPING.

2C-15-102-

BY: \_\_\_\_\_

**SURVEYOR'S DESCRIPTION:**

FIELD NOTES to that certain tract situated in the Francisco Cuello Survey, Abstract No. 286, City of Fort Worth, Tarrant County, Texas, and being a portion of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas and a portion of the tract described in the deed to Thomas Shawn Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, the subject tract being more particularly described as follows:

Commencing at a 1/2 inch strip of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, at the southwest corner of the tract described in the deed to the City of Fort Worth, recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, and being the Point of Beginning;

THENCE SOUTH 00 degrees 08 minutes 45 seconds EAST, with the west line of the said City of Fort Worth tract (part line of Alta Vista Road), a distance of 20.00 feet to a 1/2 inch strip of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, and being the Point of Beginning;

THENCE SOUTH 00 degrees 08 minutes 45 seconds EAST, with the west line of the said City of Fort Worth tract (part line of Alta Vista Road), a distance of 20.00 feet to a 1/2 inch strip of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, and being the Point of Beginning;

THENCE SOUTH 00 degrees 08 minutes 45 seconds EAST, with the west line of the said City of Fort Worth tract (part line of Alta Vista Road), a distance of 20.00 feet to a 1/2 inch strip of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, and being the Point of Beginning;

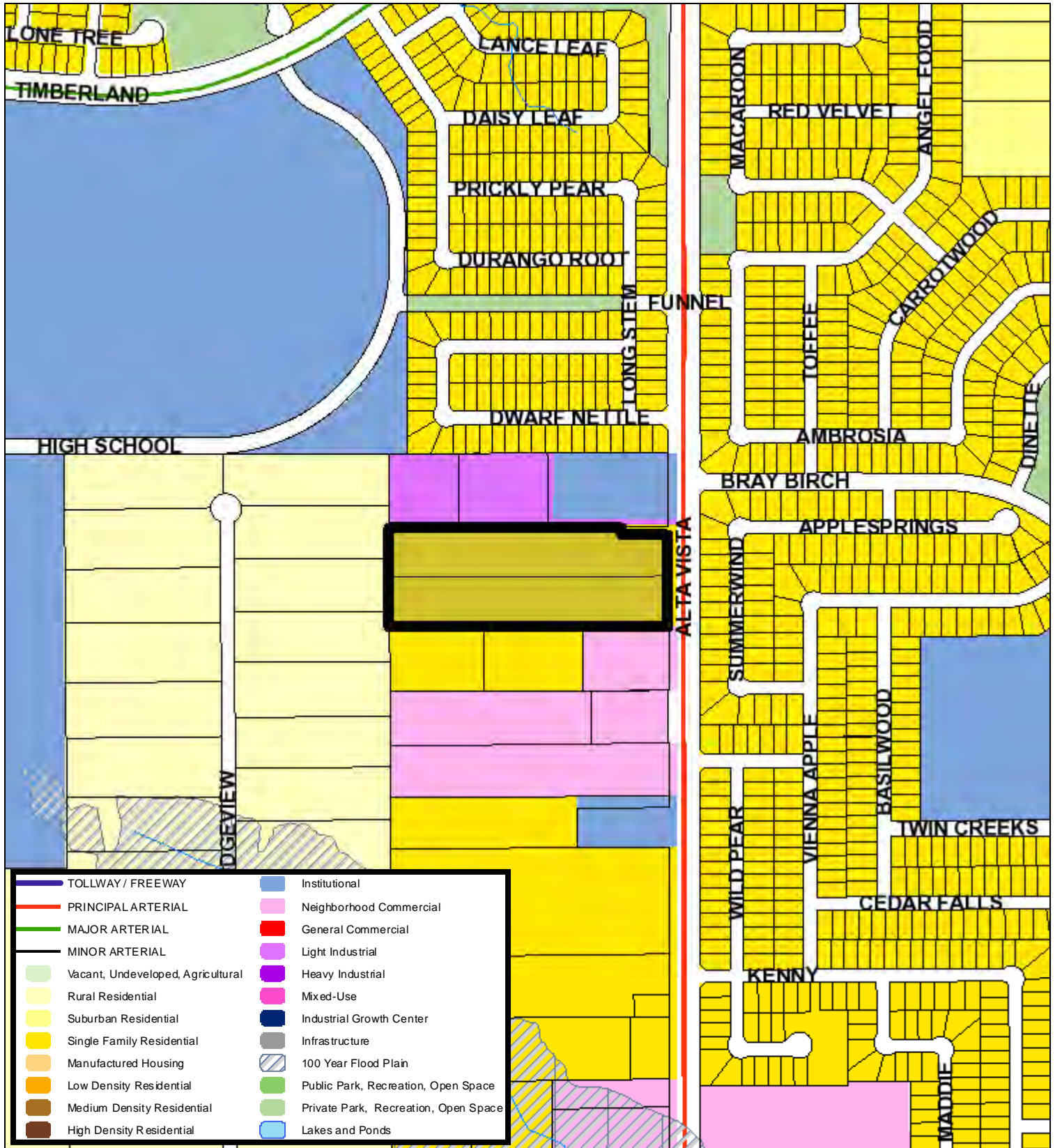
THENCE SOUTH 00 degrees 08 minutes 45 seconds EAST, with the west line of the said City of Fort Worth tract (part line of Alta Vista Road), a distance of 20.00 feet to a 1/2 inch strip of the tract described in the deed to Dayton Bailey, et ux McKenya Bailey recorded in Volume 5785, Page 46 of the Official Public Records of Tarrant County, Texas, and being the Point of Beginning;





ZC-15-132

## Future Land Use



500 250 0 500 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



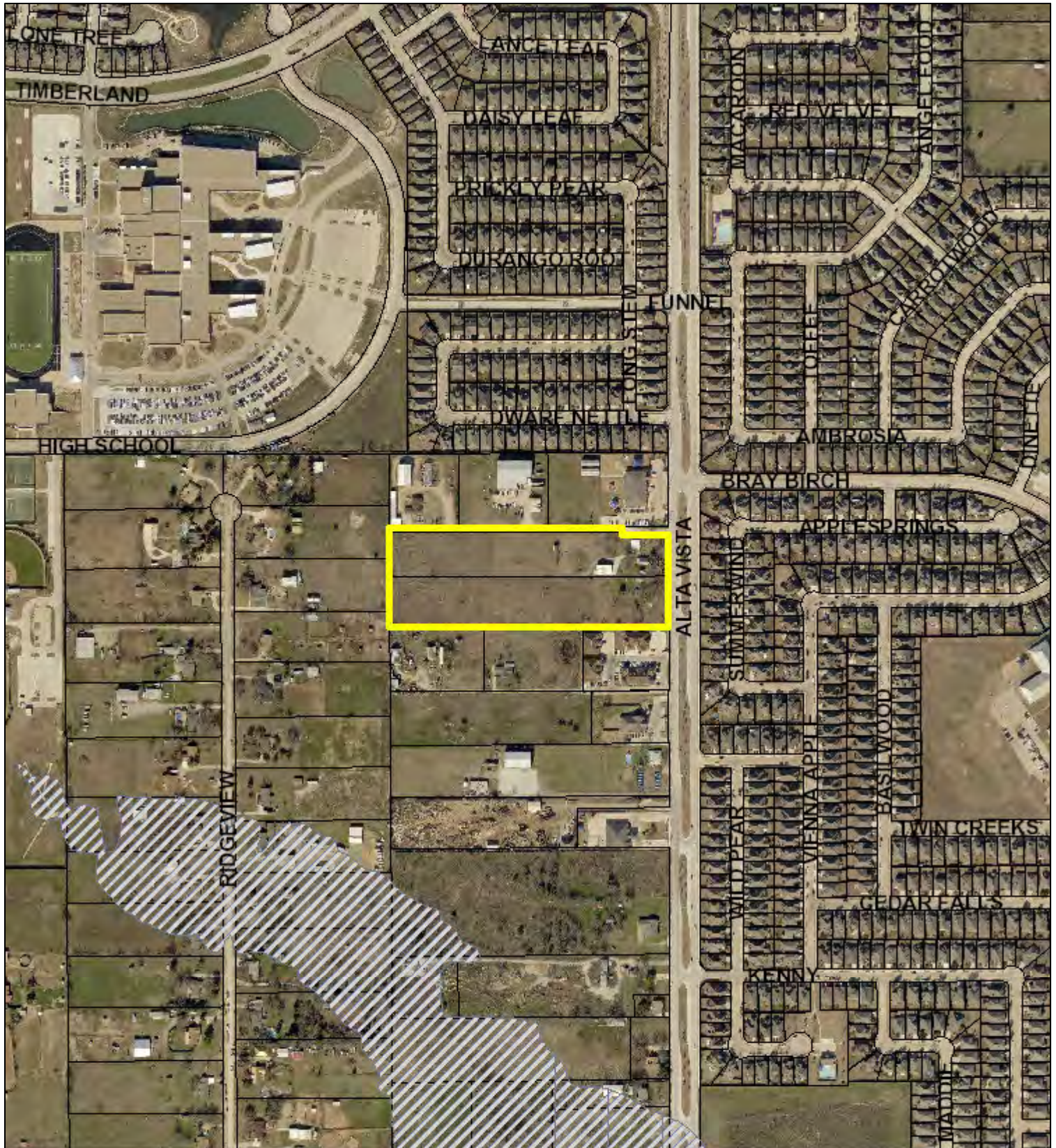
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ZC-15-132

## Aerial Photo Map



0 315 630 1,260 Feet







Case Number **ZC-15-133**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 8

---

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Lynn Jordan</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** Chesapeake Land Development Co., LLC

**Site Location:** 2001 E. 4<sup>th</sup> Street Mapsco: 63T

**Proposed Use:** Commercial/Outdoor Amusement

**Request:** From: PD310 Planned Development/Specific Use for multifamily and commercial use subject to 37 acres of multifamily residential at a density of 30 to 36 units per acre, 7 acres of multifamily residential at a density of 30 to 50 units per acre, and 12.5 acres of retail, restaurant and commercial; site plan required

To: "PD/F" Planned Development for "F" General Commercial with net poles up to 170 ft. in height; site plan included

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

---

**Background:**

The proposed site is located south of Highway 121, north of E. 4<sup>th</sup> Street a minor arterial. The applicant is requesting a zoning change from PD310 Planned Development for multifamily, retail, restaurant and commercial uses tied to acreage to "PD/F" Planned Development for all uses in "F" General Commercial with outdoor amusement to allow for a maximum height up to 170 ft. for net poles. Attached signage will include the standard sign used by the proposed business which will exceed the maximum aggregate area and overall square footage requirement.

The proposed use is Top Golf, an outdoor amusement facility centered around an upscale driving range with multiple-level hitting bays and dartboard-like targets in the ground which tally points when hit by a microchipped golf ball. Large poles approximately 170 ft. in height with attached netting keep the golf balls within confines of the outfield.

The proposed site will have access from East 4<sup>th</sup> street, just south of Highway 121, an elevated highway, and east of the Trinity River. A portion of East 1<sup>st</sup> street has been vacated. Existing gas wells are on the site. The applicant has advised staff that neither Chesapeake nor any other operator actually drilled a gas well at this location. He explained that this was Chesapeake's model site where interested persons could see what a gas well site looks like, but none of the equipment has ever been operational.

The applicant has indicated they have held meetings with United Riverside NA and Scenic Bluff NA with discussions still ongoing.

Development Standards	F	Proposed PD/F
Height	3 stories or 45 ft. max.	Net Poles 170' (waiver required)
Attached signage	500 sq. ft. maximum aggregate area per façade; 1,340 max. combined elevation	812 sq. ft. per facade; 1,658 sq. ft. combined (waiver required)
Monument signage	8 ft.(h) x 16 ft. (w)	9' 5 ½" (h) x 13 ft. 4" (w) (waiver required for height)

**Site Information:**

Owner's Agent / Consultant: Chesapeake Land Development Company, LLC  
6100 N. Western Avenue  
Oklahoma City, OK 73118

Acreage: 16.86 ac.

Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North "PD310" Planned Development / Highway 121  
East "O1" Floodplain / Trinity River  
South "PD310" Planned Development / gas well pads, vacant  
West "PD310" Planned Development / vacant

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. The site plan indicates 170 ft. netting for poles, maximum height is 45 ft. **(waiver required)**
2. The attached signage exceeds the maximum requirement. They are proposing 812 sq. ft. of aggregate area and 1,658 sq. ft. maximum overall attached signage. **(waiver required)**
3. The maximum height for monument signs is 8 ft. The site plan diagram indicates 9' 5 ½". **(waiver required)**
4. There are existing overhead lines along E. First Street. Are they proposed to be relocated? If not identify the easement associated with them.
5. With the additional parking spaces, you will be required to plant 1 tree for every 10 spaces over the maximum count. (fyi)

**Compliance with the item note above shall be reflected on the site plan or a waiver is required.**

**Platting Comments:**

FYI--The vacation of East 1st Street and the replat of the surrounding land will have to be completed prior to the issuance of a building permit for this development.

**TPW/ Transportation Public Works Comments:**

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Driveway Locations - Driveway location must not interfere with intersection function. The proposed easternmost driveway does not provide sufficient spacing between it and the adjacent gravel road driveway serving the Tarrant Regional Water District site adjacent to the development.
2. Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW.



- Freeway ROW - Call out all freeway ROW. Show distance from property line to centerline of freeway. For a freeway having a variable ROW, call out the ROW as "Variable" and give the "Range" of the ROW. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Access to SH 121 shall be reviewed and approved by TXDOT.
- Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

**Water Comments:**

David Hernandez, 817-392-5803 david.hernandez@FortWorthTexas.gov

- PRV's, pressure reducing valves required due to high pressure
- Field verify 68-inch sewer main M-245B
- 25 foot easement for water and sanitary sewer on eastside of subject property line, between 1st street and 4th street.
- Pressure guaranteed at ground elevation
- Extend sewer
- No permanent structures over, under, encroaching water/sewer lines and their easements, including trees
- Reroute water line (refer to PDC 12/22/2014)
- Grease trap required for commercial Kitchen, coordinate with Pre-Treatment ---> Alphonse Newton

**Comments made by Platting, TPW and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.**

**Recent Relevant Zoning and Platting History:**

Zoning History: PD310 Planned Development for commercial and multifamily uses tied to acreage approved by City Council 12-08-98 subject area

Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E 1 <sup>st</sup> St.	Residential	Residential	No
E 4 <sup>th</sup> St.	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Riverside Alliance	Fort Worth Downtown Neighborhood Alliance
United Riverside NA	Scenic Bluff NA
Downtown Fort Worth, Inc.	East Fort Worth Business Association
United Riverside Rebuilding Corp., Inc.	Eastside Sector Alliance
Oakhurst Scenic Drive Inc.	Trinity Habitat for Humanity
Streams & Valleys Inc.	East Fort Worth, Inc.
	Fort Worth ISD

Not located within a registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "PD/F" for commercial/outdoor amusement facility. Surrounding land uses consist of Trinity River to the east, Highway 121 to the north, gas wells to the south and west.

Based on surrounding land uses the proposed zoning for this site **is compatible** at this location.

## 2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Mixed-Use, located within the Downtown Mixed-Use Regional Growth Center. A large, outdoor entertainment use is proposed, and the proposal is not consistent with the higher densities expected in a Mixed Use area and therefore is not consistent with the following Comprehensive Plan policies:

- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (pg. 38)
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan.

### ***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Site Plan





ZC-15-133

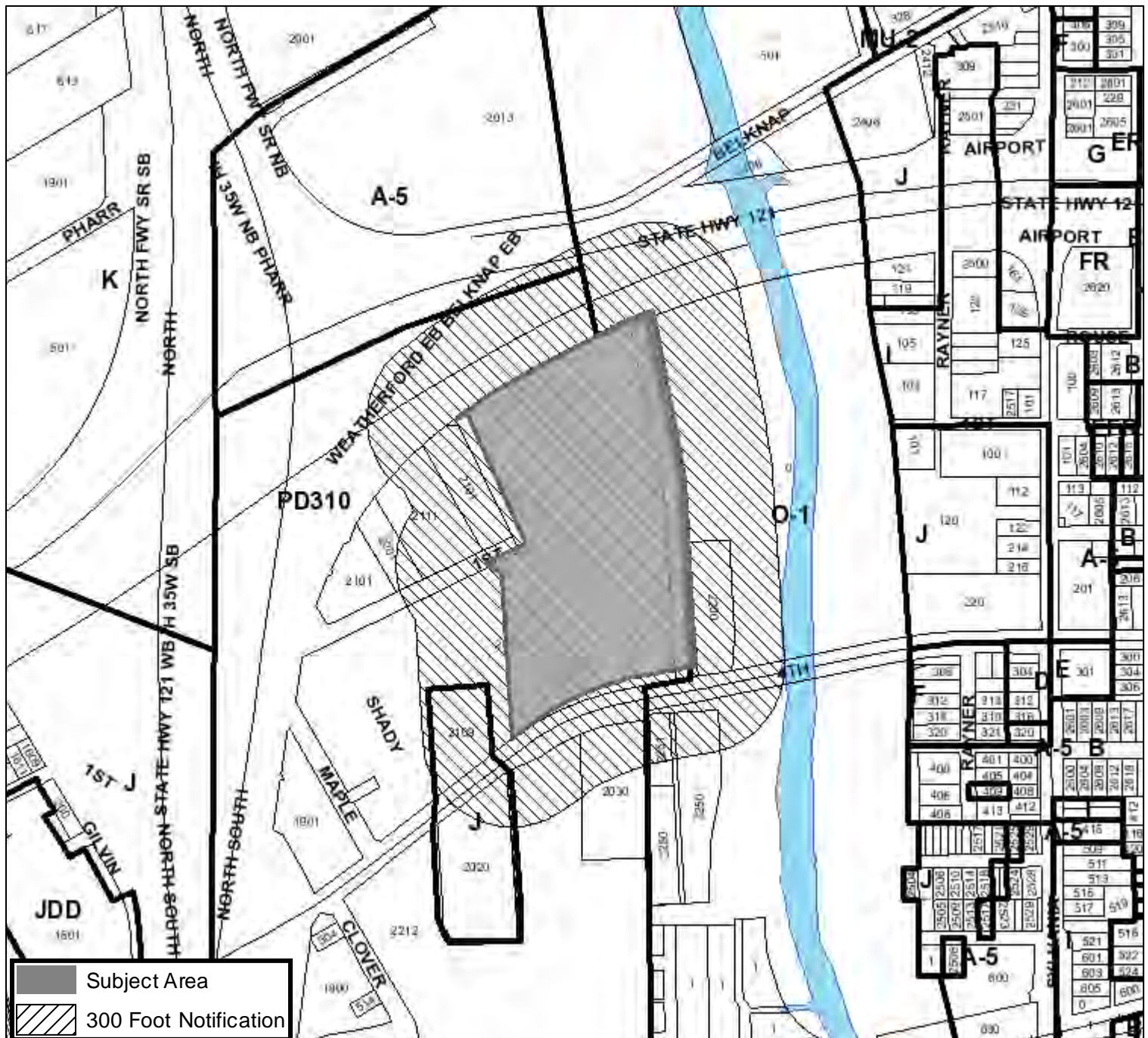
## Area Map



0 1,000 2,000 4,000 Feet

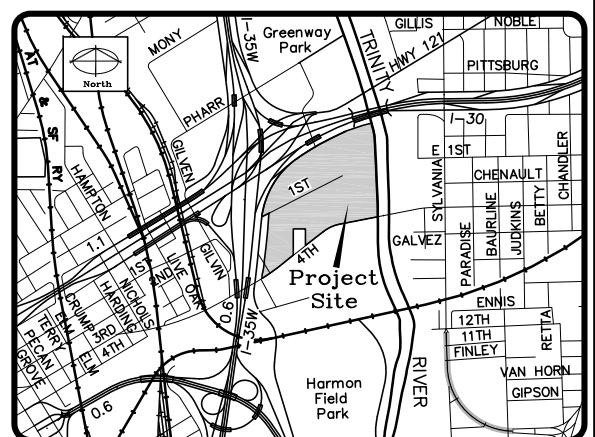


Applicant: Chesapeake Land Development Co., LLC  
Address: 2001 E. 4th Street  
Zoning From: PD 310 for multifamily & commercial uses  
Zoning To: PD for F uses plus net poles up to 170 feet in height  
Acres: 16.86346356  
MapSCO: 63T  
Sector/District: Northeast  
Commission Date: 10/14/2015  
Contact: 817-392-2495



0 245 490 980 Feet

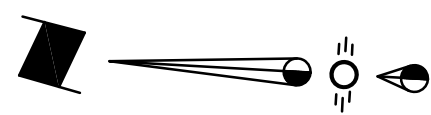




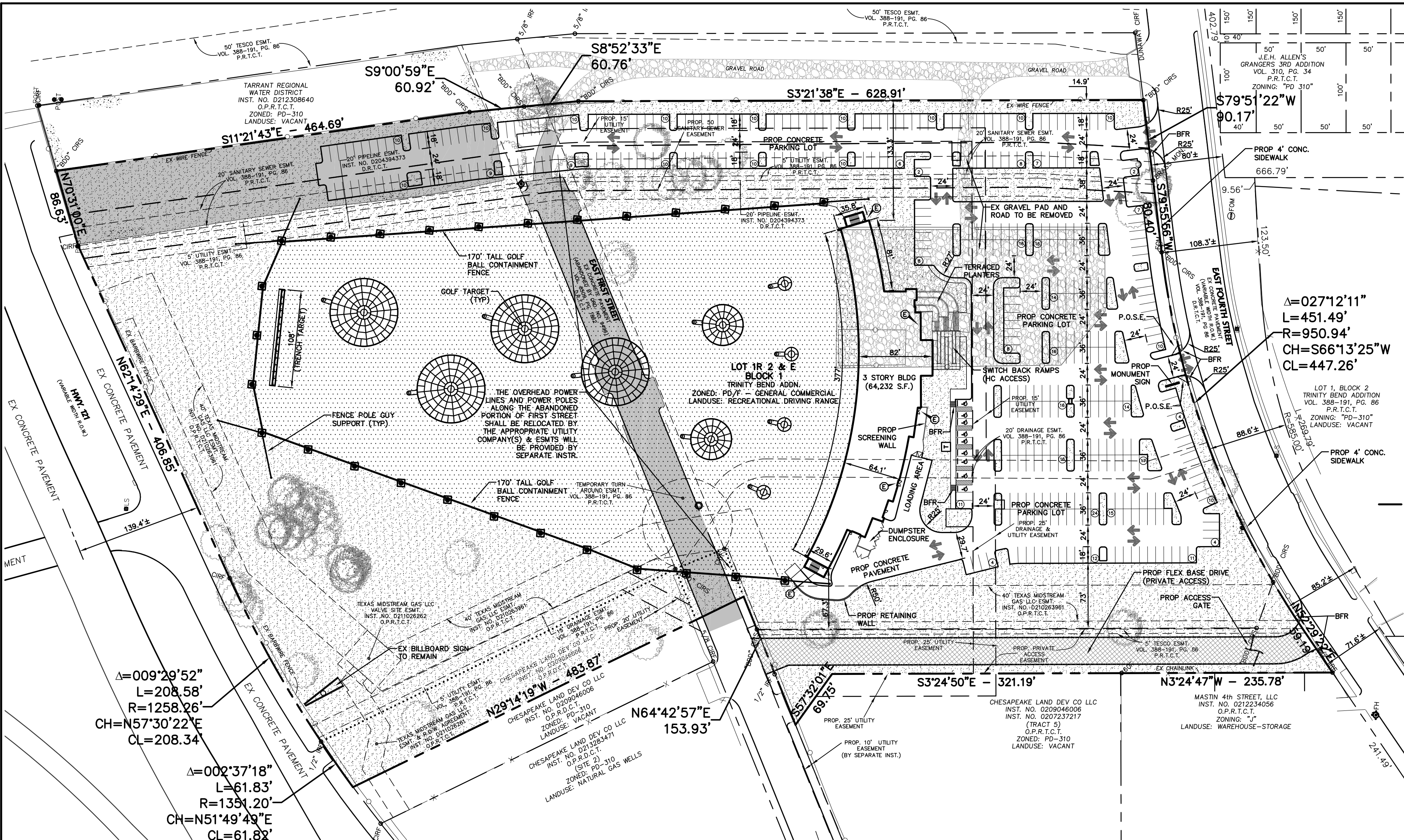
Fort Worth  
Vicinity Map

LEGEND

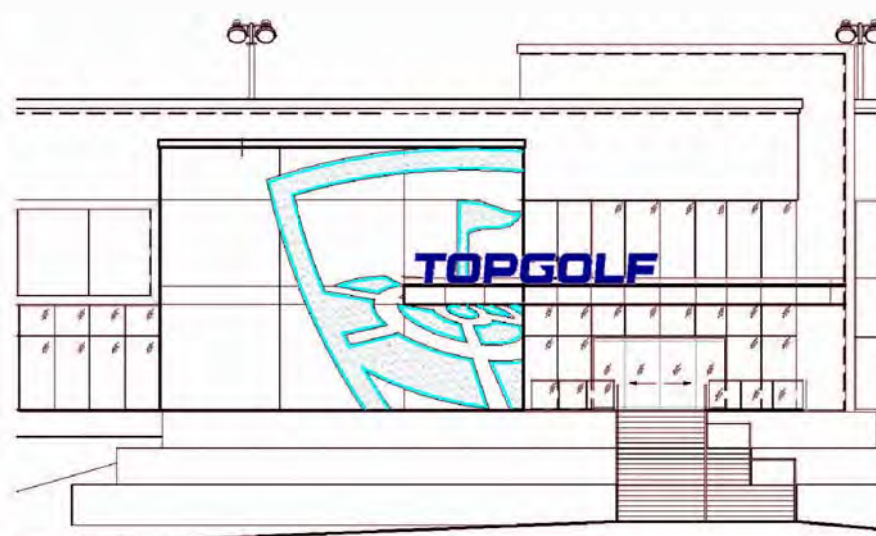
- ⊕ - BUILDING ACCESS ENTRANCE
- BFR - BARRIER FREE RAMP
- P.O.S.E - PUBLIC OPEN SPACE EASEMENT
- - PROPOSED TRANSFORMER
- - TRAFFIC DIRECTIONAL ARROW
- ▨ - PROPOSED LANDSCAPE AREA
- ▨ - PROPOSED FLEX BASE DRIVE (PRIVATE ACCESS)
- ▨ - ARTIFICIAL TURF (OUTFIELD)
- ▨ - EXISTING GRAVEL SURFACE TO BE REMOVED
- ▨ - EXISTING CONCRETE PAVEMENT TO BE REMOVED



0 80 160  
GRAPHIC SCALE  
1"=80'



812 Sq Ft AGGREGATE AREA  
1,658 Sq Ft MAXIMUM OVERALL ATTACHED SIGN



1c Letter & Canopy (Enlargement Front Entrance)  
NTS

NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- DUMPSTER ENCLOSURES SHALL BE 16' WIDE AND 7' DEEP.
- DUMPSTER ENCLOSURES SHALL BE WOODEN RAINSCREEN ENCLOSURES.
- LOCATION OF RETAINING WALLS ARE SCHEMATIC.
- AIR CONDITIONING UNITS SHALL BE ON THE ROOF OF THE BUILDING.
- SITE PLAN SHALL COMPLY WITH THE LANDSCAPING, URBAN FORESTRY AND SIGNAGE REQUIREMENTS (EXCEPT ATTACHED SIGNAGE)

SITE DATA SUMMARY TABLE

Land Area	744,736 s.f. (17.0968 Acres)
Zoning	PD/F - General Commercial
Land Use	Recreational Driving Range
Building (Gross Floor Area)	64,232 s.f.
Building Stories	3
Building Height	54'-4"
Building Exterior Construction (Materials)	Metal Stud Sheathing With EIFS & Stone
Offstreet Parking	Handicap = 9 Regular = 416 Total = 425

Director of Planning & Development \_\_\_\_\_ Date \_\_\_\_\_

TOP GOLF FORT WORTH

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

LOT 1R, 2 & 3, BLOCK 1  
TRINITY BEND ADDITION

28.37 ACRES IN THE JOHN LITTLE SURVEY; ABSTRACT No. 958  
B.F. CROWLEY SURVEY; ABSTRACT No. 307

ZONING CASE No. ZC-15-133

Owner / Developer

Top Golf  
8750 North Central Expressway, Suite 1200  
Dallas, Texas 75231  
(703)798-0729  
Contact: Kevin Miner

Architect

Aria Group Architects  
380 North Boulevard  
Oak Park, Illinois, 60307  
(708)445-8400  
Contact: Damian Satola

Engineer / Surveyor

Brockette/Davis/Drake, Inc.  
Texas Registered Engineering Firm F-841  
4144 North Central Expressway, Suite 1100  
Dallas, Texas 75204  
(214)824-3647  
Contact: Jim Riley, P.E.

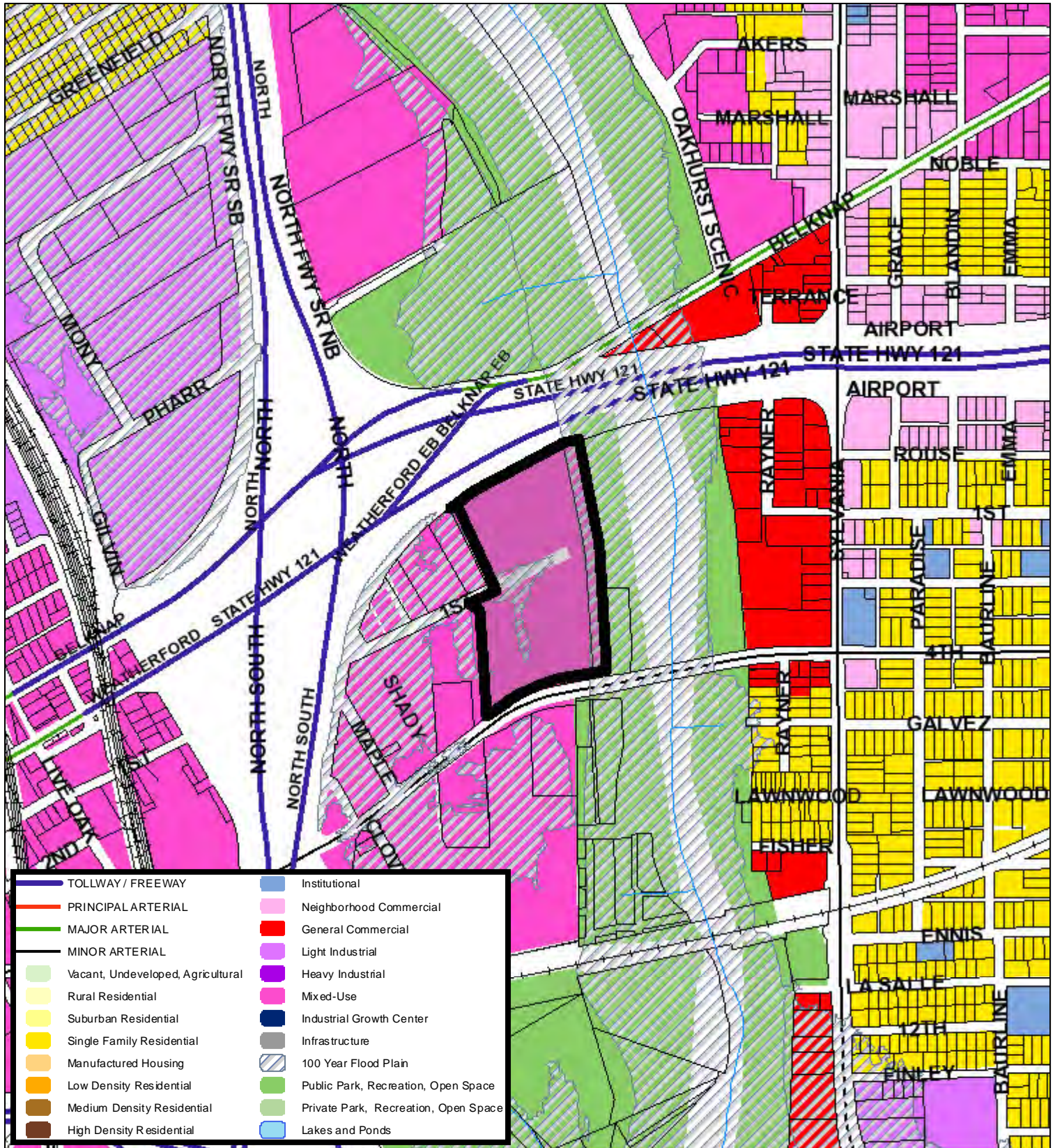
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ZC-15-133

## Future Land Use



690 345 0 690 Feet

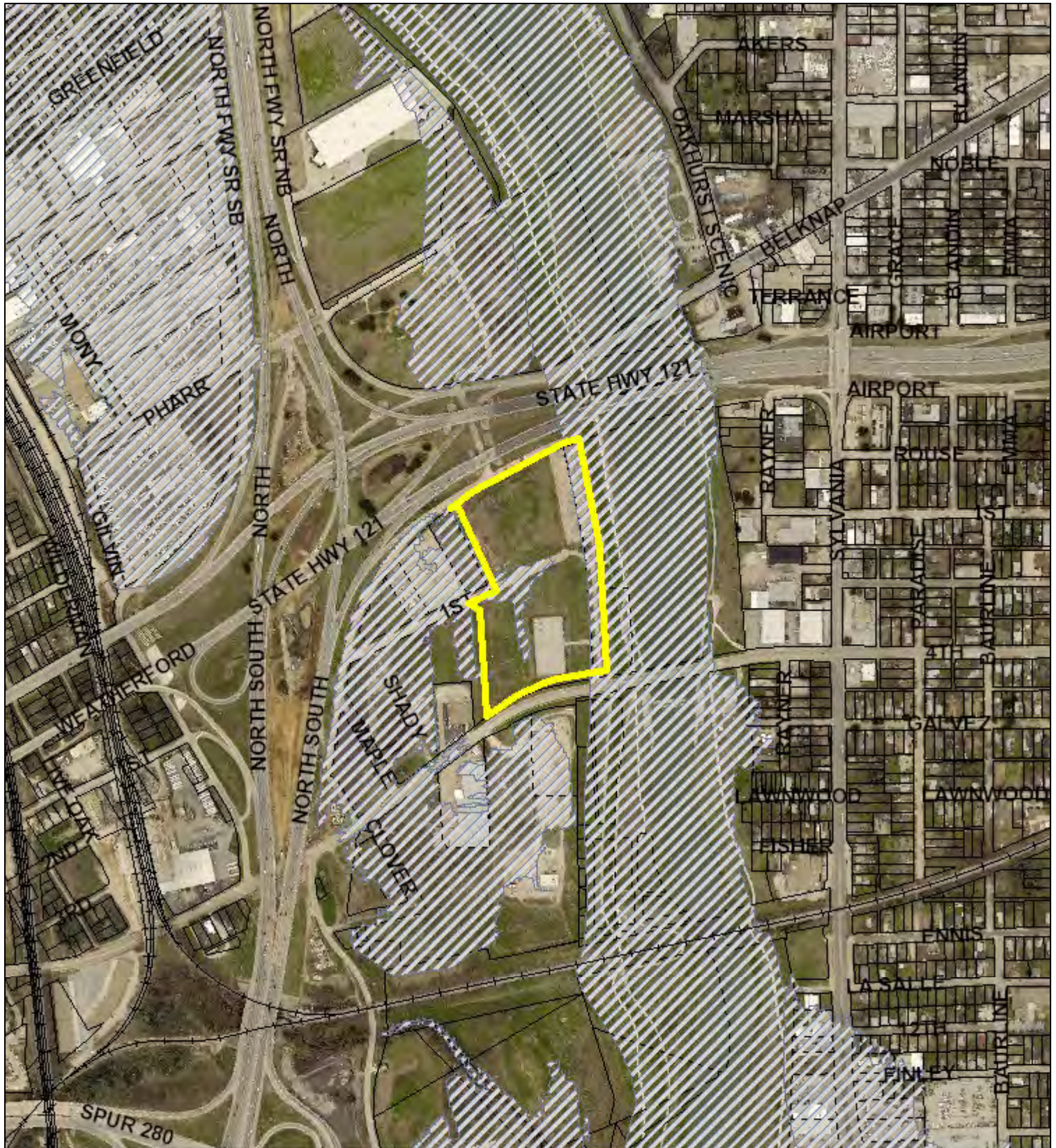
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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**Aerial Photo Map**







Case Number SP-15-012

**SITE PLAN AMENDMENT  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 7

Continued Yes \_\_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_\_ No X  
Council Initiated Yes \_\_\_\_ No X

**Owner / Applicant:** LVG Investments

**Site Location:** 5306-5336 (evens) White Settlement Road, 127 Roberts Cut-off Road  
Mapsc0: 61SW

**Proposed Use:** Site plan for PD-724 for Mixed-Use

**Companion Cases:** SP-15-004/ZC-13-179/PD-724/SP-14-006

**Mixed Use Design Principles Consistency:** Requested Site Plan is **consistent**.

**Background:**

The applicant is amending the site plan for PD-724 for the tract zoned "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use. The site is north along White Settlement Road a minor arterial. Multiple rezonings have occurred along White Settlement in the past year to Mixed-Use to take advantage of the central city location and proximity to the Trinity River. A site plan has been previously approved for the property; however the layout of the buildings and parking continues to be adjusted.

The applicant is proposing two phases. The first phase will consist of an amphitheater approximately 6,200 sq. ft., 300 units of apartments with two story, 8,000 to 15,000 square feet of retail and restaurant uses along the river as well as a 7,000 square foot pavilion for weddings and special events and a two story, 3,000 sq. ft. tree house. Phase One will include extensive surface parking in the center of the development and to the north of the apartments until such time the parking garage is built. The first floor of the parking garage will be mixed use as well as more mixed-use/retail and restaurant uses proposed for the center of the development.

Building	Use	Phase I	Phase II	Previously Approved site plan
A	Restaurant/ Retail	2 story/8,000 sq. ft. per floor		2 story/8,000 sq. ft. per floor
B	Restaurant/ Retail	2 story/15,000 sq. ft. per floor This phase to include mobile vendor area		2 story/10,000 sq. ft. per floor
D	Apartments	5 story/65,000 sq. ft. per floor, 300 units		5 story/53,000 sq. ft. per floor, 300 units



F	Tree House	2 story/1,500 sq. ft. per floor		Pavilion/1 story/5,000 sq. ft.
C	Restaurant/Retail		3 story/20,000 sq. ft. per floor	2 story/15,000 sq. ft. per floor
E	Pavilion	7,000 sq. ft.		

### **Design Review Findings:**

Below are the four General Development Principles of Mixed Use Districts:

1. Promote a pedestrian-oriented urban form.
2. Require excellence in the design of the public realm and of buildings that front public spaces.
3. Encourage creativity, architectural diversity, and exceptional design.
4. Promote sustainable development that minimizes negative impacts on natural resources.

The applicant is requesting several waivers to the principles and standards for mixed-use and walkability.

It is Design staff's professional opinion that the applicant has provided an acceptable design solution that will create a walkable pedestrian environment while still accommodating the site's legitimate topography constraints. Therefore, staff recommends approval of the primary street frontage and front yard setback waiver. Based on this conclusion, design staff **recommends approval** to allow detached garages to be located between the building front and the street be granted but with the assurance that the street/driveways be built to minimize curb cuts and vehicular conflicts, the garages be built with transparency, enhanced street facing pedestrian entrances into the multifamily complex are provided, and the garages be built in a manner that allows them to transition to retail use over time.

### **Site Information:**

Owner: LVG Investments  
2909 Cole Avenue  
Suite 210  
Dallas, TX 75204

Agent: Richard Smith

Acreage: 13.55 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "B" Two-Family / gas well site and vacant

East "I" Light Industrial / industrial and commercial use

South "A-5" One-Family and "I" Light Industrial / bar, automotive and commercial use

West "B" Two-Family, "E" Neighborhood Commercial, "I" Light Industrial / Trinity River/Trailhead

### **Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Indicate the dimensions of drive approaches and widths of street row.
2. Include the amphitheater square footage in the notes.
3. Label the gas well setback 300' on the site plan.

**Compliance with the item note above shall be reflected on the site plan or a waiver is required.**

### **Mixed Use Principles and Standards:**

A summary list of the requests is below. **Please see the attached chart for detailed analysis.**

1. Proposed 35' setback from the primary street due to significant topography constraint, (buildings A, B and C). *(waiver requested)*
2. 0% primary street frontage (buildings A, B and C). *(waiver requested)*

3. Proposed to have street-facing, detached garages lining the north, east and west facades of the multifamily block (building E on the site plan). Design staff recommends the waiver to allow detached garages to be located between the building front and the street be granted with the following conditions:
  - A. Streets/driveways be built to minimize curb cuts and vehicular conflicts.
  - B. Garages be built with transparency.
  - C. Provide enhanced street facing pedestrian entrances into the multifamily complex.
  - D. Garages be built in a manner that allows them to transition to retail use over time. (*waiver requested*)

**Transportation/Public Works (TPW) site plan comments:**

No comments have been made at this time.

**Platting site plan comments:**

No comments have been made at this time.

**Parks site plan comments:**

This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. There is a required \$500.00 PACSD fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PACSD fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

***Comments made by Platting, TPW, Parks and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.***

***Recent Relevant Zoning and Platting History:***

Zoning History: ZC-13-179, SP-14-006, SP-15-004, PD-724; Planned Development for "MU-1" Low Intensity Mixed-Uses up to five stories for single use building; site plan required and approved by City Council 02/14/14 and 06/16/15.

Platting History: To be submitted September 28, 2015.

***Transportation/Access***

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No

***Public Notification:***

The following Neighborhood Associations were notified:

Organizations Notified	
Riverbend NA	
Streams & Valleys, Inc. (West Fork Trinity River)	Castleberry ISD
Trinity Habitat for Humanity	Fort Worth ISD

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Design Review Staff Report



## COMPARISON OF MU-1 DEVELOPMENT PRINCIPLES AND PROPOSED PD/MU-1 WAIVERS SP-15-012

Section	MU-1 Standard	PD/MU-1 Waiver	MU-1 Development Principle	Waiver Analysis	Design Staff Recommendation	Y/N
Front Yard 4.1300 C.3	20 ft. maximum setback	<b>Proposed 35'</b> setback from primary street due to <b>significant topography constraint</b> (Buildings A, B and C).	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm.	Design staff <b>considered legitimate topography and site constraints</b> that dictated the need for a setback waiver.	Requested waiver is necessary to accommodate topography. The proposed alternative accomplishes development principles 1 and 2. <u>Design staff recommends waiver approval.</u>	Y
Frontage 4.1300 C.2.a	50% primary street frontage required	<b>Proposed 0%</b> primary street frontage (Buildings A, B and C). <b>Project utilized</b> a listed <b>alternative (plaza)</b> to meet a portion of the requirement.	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm.	Design staff <b>considered legitimate topography and site constraints</b> that dictated the need for a frontage waiver.	Requested waiver uses established alternatives to accomplish development principles 1 and 2. <u>Design staff recommends waiver approval.</u>	Y
Off-Street Parking & Loading 4.1300 D.4.e	Parking is not allowed between the building front and the street unless it functions as on-street parking.	<b>Proposed to have street-facing, detached garages lining the north, east and west facades of the multi-family block</b> (Building E on the site plan).	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm and of buildings that front public spaces.	While working with the applicant, staff <b>able to negotiate incorporating design elements that will help soften the appearance of the garages</b> and create a more attractive streetscape.	<u>Design staff recommends waiver approval with the following conditions:</u> 1) Street/driveways be built to minimize curb cuts and vehicular conflicts. 2) Garages be built with transparency. 3) Provide Enhanced pedestrian entrances into the multi-family 4) Garages be built in a manner that allows them to transition to small retail use over time.	Y

*See back of page for design staff findings and recommendations.*

### **Design Staff Findings and Recommendations**

Staff findings and recommendation for each individual waiver is listed below.

#### **Required Primary Street Frontage and Front Yard Setback**

It is design staff's professional opinion that the applicant has provided an acceptable design solution that will create a walkable pedestrian environment while still accommodating the site's legitimate topography constraints. Therefore, **staff recommends approval of the primary street frontage and front yard setback waiver.**

Off-Street Parking and Loading Standards

**Design staff recommends that the waiver to allow detached garages to be located between the building front and the street be granted but with the following conditions:**

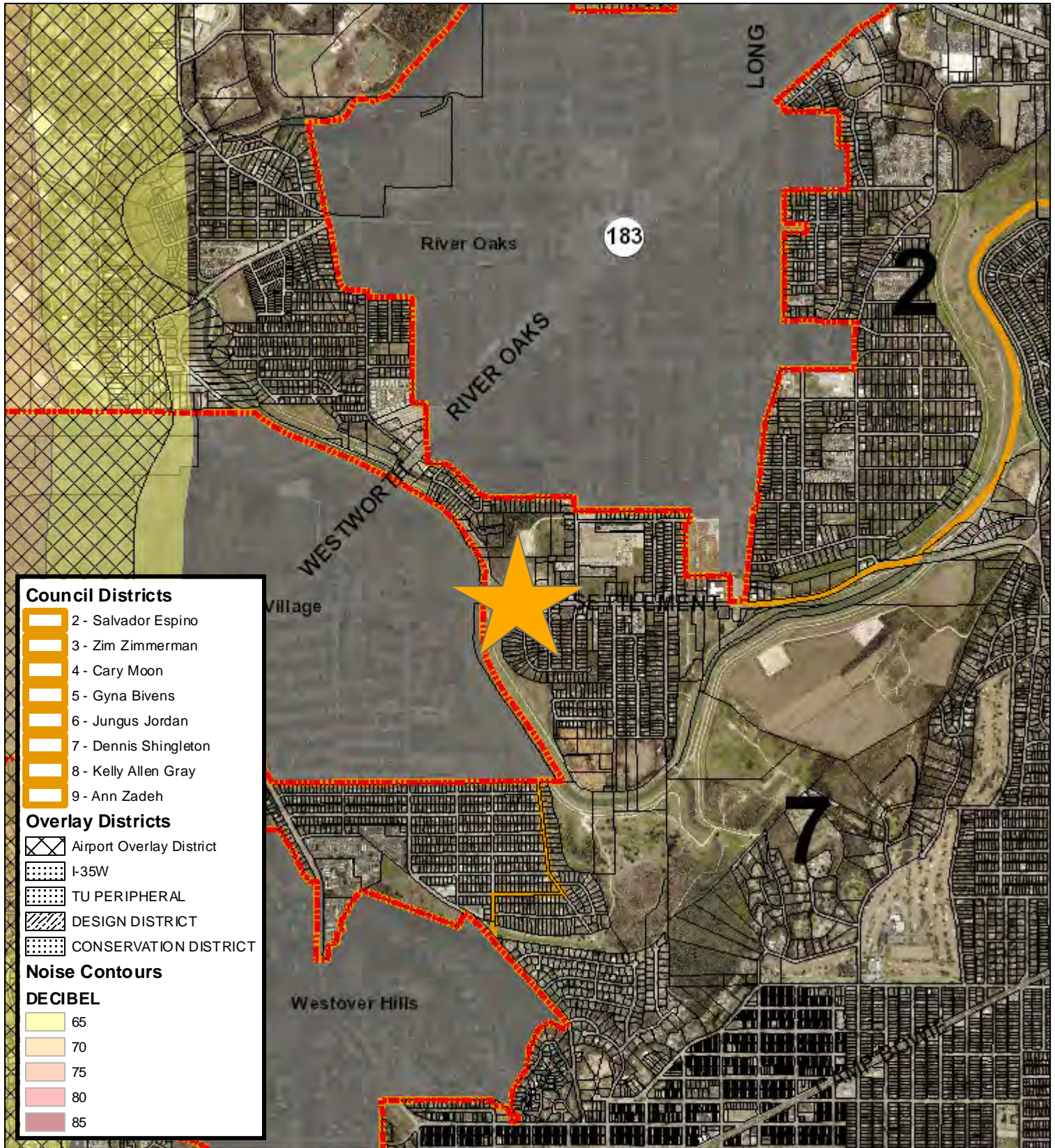
- 1) **Streets/driveways be built to minimize curb cuts and vehicular conflicts**
- 2) **Residential detached garages be built with transparency,**
- 3) **Provide enhanced street facing pedestrian entrances into the multi-family complex**
- 4) **Residential detached garages are built in a manner that allows them to transition to retail use over time.**





SP-15-012

## Area Map



0 1,000 2,000 4,000 Feet

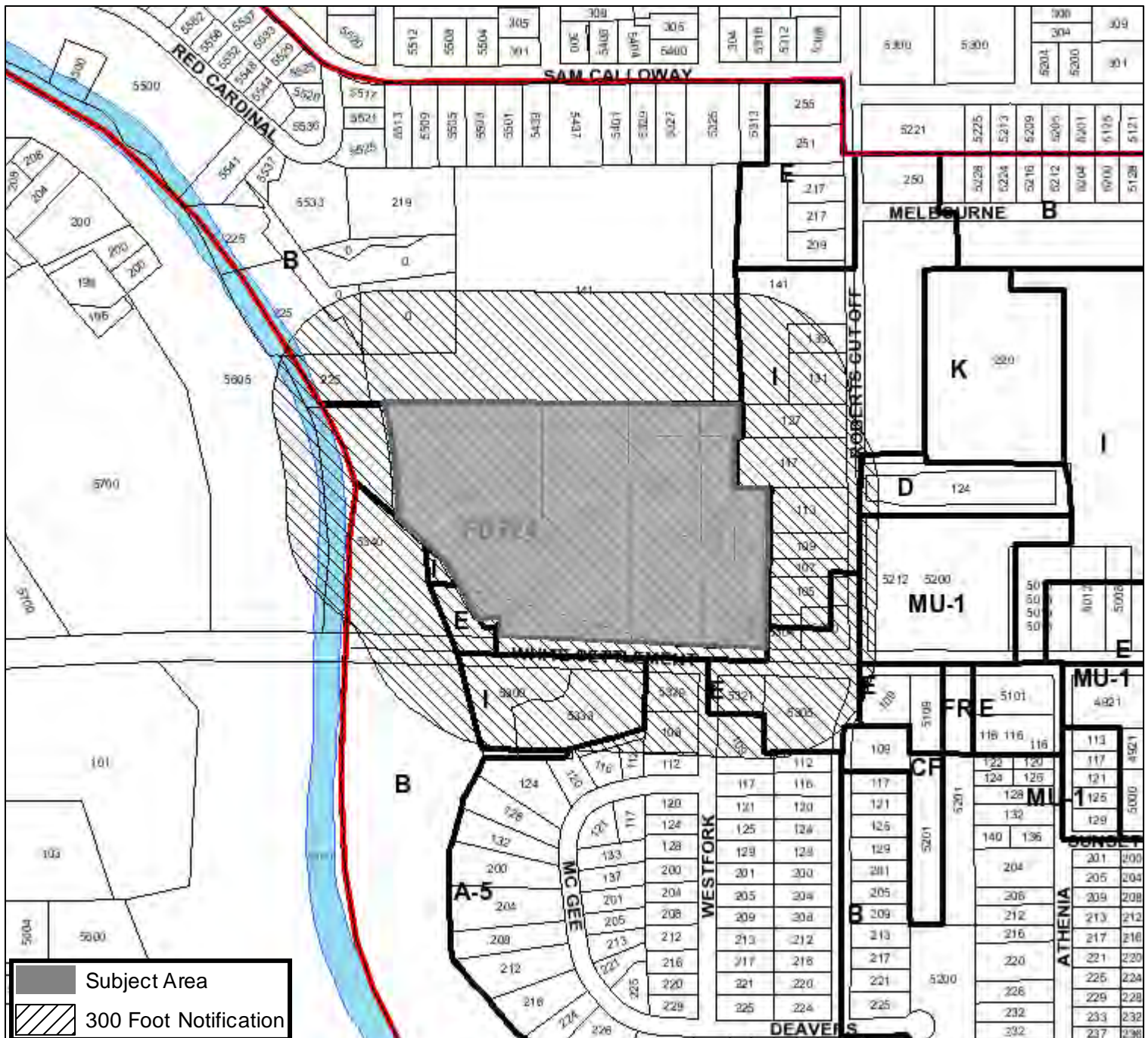




SP-15-012

## Area Zoning Map

Applicant: LVG Investments  
Address: 5306-5336 (evens) White Settlement Road, 127 Roberts Cut-off Road  
Zoning From: PD 724  
Zoning To: Revise Site Plan for PD 724 PD/MU-1  
Acres: 13.5612026  
Mapsc0: 61SW  
Sector/District: Northside  
Commission Date: 10/14/2015  
Contact: 817-392-2495



0 195 390 780 Feet

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NOTES

- 1. Private garages located within the Allowable Sole Use Area can be converted to the allowable Entertaining and Eating, Office and Retail Sales and Services as allowed in 4.1200 FORM BASED CODE DISTRICT USE TABLE.
- 2. Buildings A, B and C have no maximum setback.
- 3. Buildings A, B and C are not required to meet 4.1300 Low Intensity Mixed-Use (MU-1) District, C. Property Development Standards, 2. Required Street Frontage, a. Primary street frontage.
- 4. Project will comply with 4.1300 Low Intensity Mixed-Use (MU-1) District, D. Off-Street Parking and Loading requirements.
- 5. Future Parking Garage to be built prior to other future buildings in order to comply with parking requirements.
- 6. Project will comply with Section 6.400 Signage.
- 7. Project will comply with 6.300 Urban Forestry and Landscaping.

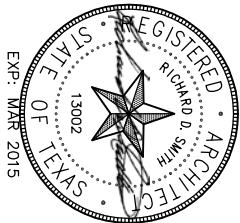
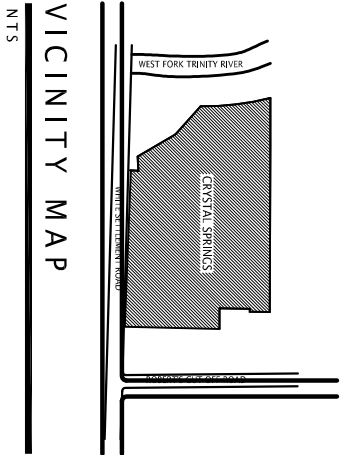


SITE PLAN – PHASE I AND II

BUILDING INFORMATION:

PHASE I	
RESTAURANTS AND RETAIL	
A. TWO STORY – 8,000 SF PER FLOOR:	TOTAL AREA = 16,000 SF
B. TWO STORY – 15,000 SF PER FLOOR:	TOTAL AREA = 30,000 SF
TOTAL RESTURANT AND RETAIL AREA = 46,000 SF	
APARTMENTS	
D. FIVE STORY – 65,000 SF PER FLOOR – TOTAL AREA = 325,800 SF	
TOTAL APARTMENTS = 300 UNITS	
PAVILIONS	
E. ONE STORY = 7,000 SF	
TREE HOUSE	
F. TWO STORY – 1,500 SF PER FLOOR = 3,000 SF	

PHASE II	
RESTAURANTS AND RETAIL	
C. THREE STORY – 20,000 SF PER FLOOR:	TOTAL AREA = 60,000 SF



CRYSTAL SPRINGS

23 SEPTEMBER 2014

LVC INVESTMENTS, LLC – RICHARD SMITH ARCHITECT, LLC

2909 COLE AVENUE, SUITE 210, DALLAS, TX 75231

SCALE: 1" = 0" = 60' - 0"

SITUATED in the City of Fort Worth, Tarrant county, Texas, and being a tract of land in the N.H. CARROLL SURVEY, Abstracts No. 264, and embracing those certain tracts conveyed to John R. Campbell and Joe Cloud by deeds recorded in Volume 4450, Page 317 (described as being a 12.866 acre tract), and Volume 7689, Page 570 (described as being 7447 square feet), of the Tarrant County Deed Records

ZONING CASE NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

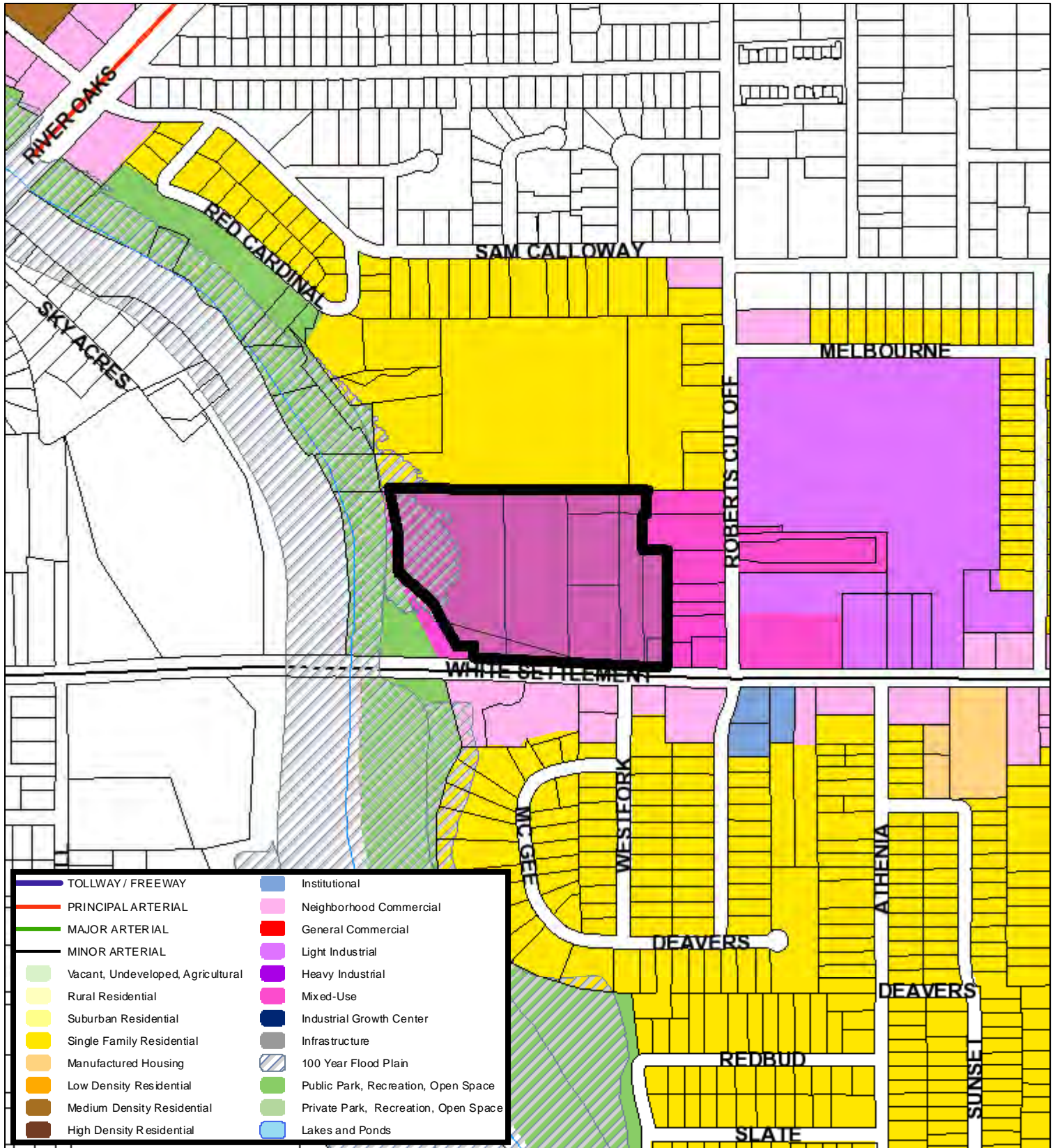
DIRECTOR OF PLANNING AND DEVELOPMENT: \_\_\_\_\_





SP-15-012

## Future Land Use



500 250 0 500 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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SP-15-012

## Aerial Photo Map



0 312.5 625 1,250 Feet







Case Number **ZC-15-134**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 7

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Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Fort Worth Growth Partners, LP**

**Site Location:** 113-129 (odd) Athenia, 105-112, 204 Nursery, 201 Sunset, 4905 & 4921  
White Settlement Mapsco: 61W,X

**Proposed Use:** **Multifamily**

**Request:** From: "MU-1" Low Intensity Mixed-Use

To: "PD/UR" Planed Development for all uses in "UR" Urban Residential with a maximum four stories in height; site plan waiver requested.

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation)**

---

**Background:**

The proposed rezoning is located south of White Settlement Road along Athenia Dr. and Nursery lane. The applicant is proposing to rezone the site from "MU-1" Low Intensity Mixed-Use to "PD/UR" Planned Development for all uses in "UR" Urban Residential with a maximum four stories in height; site plan waiver requested.

Several sites, including this one, have recently been rezoned to MU-1 along White Settlement Road to take advantage of the Trinity River and possibility of creating a mixed-use corridor. The rezoning to PD/UR would allow for the construction of a four story multifamily complex with no commercial uses. The applicant is rezoning to take advantage of the lack of overall density requirements in UR, to not provide a mix of uses, and to get an additional floor. The rezoning would also remove the Mixed Use Vicinity Test requirement.

The applicant is working to remove deed restrictions from 1946 on a portion of the property. The table below provides the main differences between the current and proposed zoning.

This case will be heard by City Council on October 20, 2015.



Standards	MU-1	UR	Proposed PD/UR
Density	40 units per acre for single-uses	None	Approximately 40 units per acre
Height	45 ft., or 3 stories for single-fuses	35 ft. maximum	4 stories

**Site Information:**

Owner: 4905 White Settlement, LLC  
1000 Foch Street, Suite 100  
Fort Worth, Texas 76107  
Agent: Townsite Company/Phillip Poole  
Acreage: 8.39 acres  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "MU-1" Low Intensity Mixed-Use; "E" Neighborhood Commercial / commercial  
East "B" Two-Family; "MU-1" Low Intensity Mixed-Use / single-family, vacant  
South "B" Two-Family / single-family  
West "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-990/ZC-13-119 approved by City Council 10/07/2013 to PD/A-5 with development standards, subject property to the east.  
ZC-14-092, from "B" and "E" to "MU-1"; effective 10/7/14 (north of the subject property)  
ZC-14-173, from "B" and "E" to "MU-1"; effective 3/2/15 (subject property)  
ZC-15-077, from "B" and "E" to "MU-1", approved 6/16/15 (subject property)  
Platting History: PP-13-038 River Crest Addition, Approved by the City Plan Commission 01-22-14, (property to the east)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No
Nursery Ln.	Residential	Residential	No
Athenia Dr.	Residential	Residential	No
Sunset Ln.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverbend NA	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

\*Site not located within the confines of a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "MU-1" Low Intensity Mixed-Use to "PD/UR" for four story apartments and row houses. Surrounding land uses vary with commercial to the north, vacant and single-family to the east, single-family to the south, and single-family and commercial just west.

This site was previously approved to MU-1, which allows similar multifamily products. However, the primary differences are the density allowed within the proposed and current zoning and the

vicinity test. UR does not have a density cap, however; MU allows for 40 units per acre for single-uses. Additionally, MU-1 only allows three stories for single-use products. The applicant is requesting an additional story for UR (four stories) with the caveat that they will still maintain the "MU-1" requirement of 40 units per acre.

The proposed zoning **is compatible** with surrounding uses.

## **2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as single-family, neighborhood commercial, and manufactured housing. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, the Comprehensive Plan will likely change in order to respond to recent zoning changes. The proposed site is inconsistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses. (pg. 38)
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

### ***Attachments:***

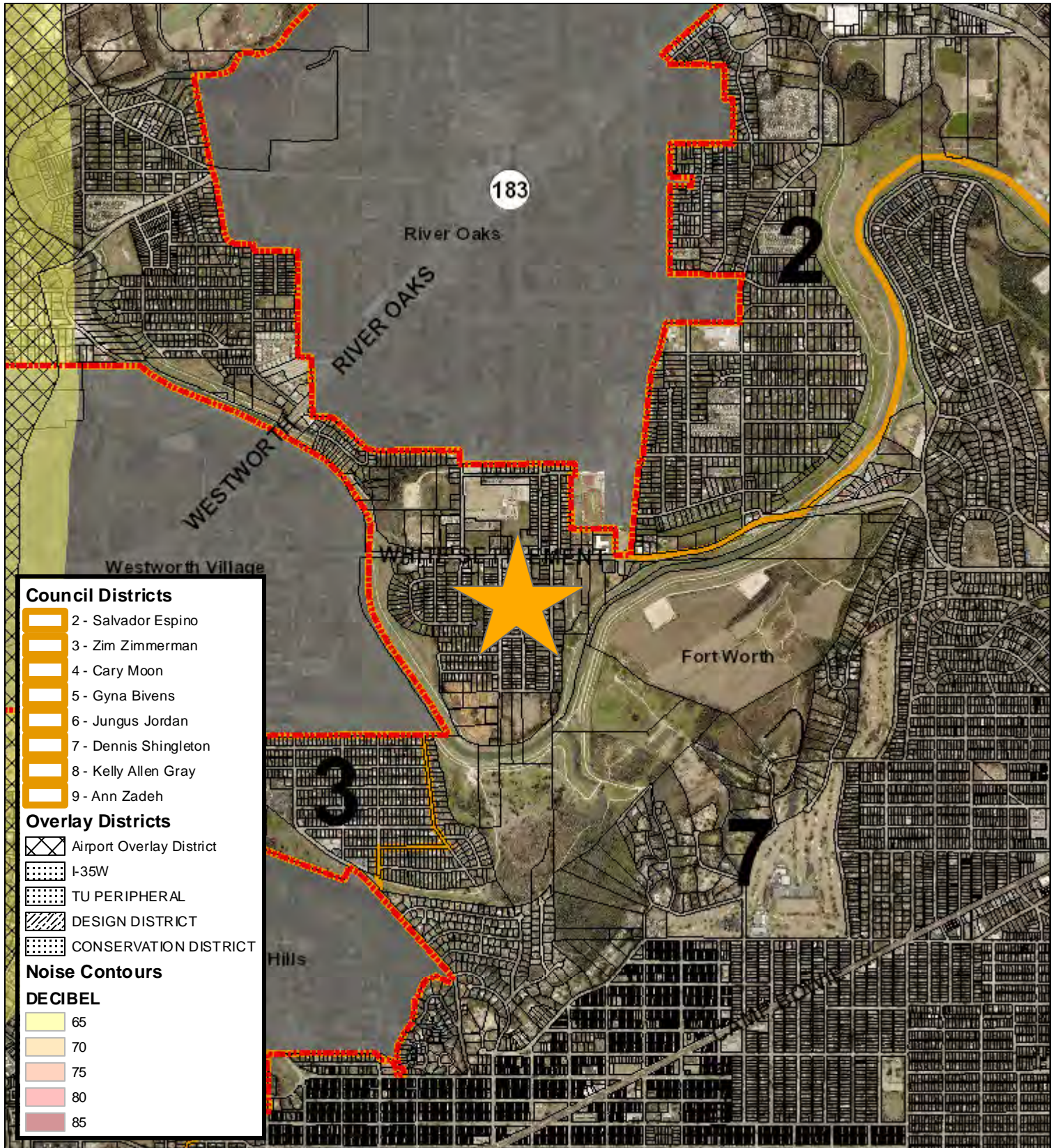
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph





ZC-15-134

## Area Map



0 1,000 2,000 4,000 Feet

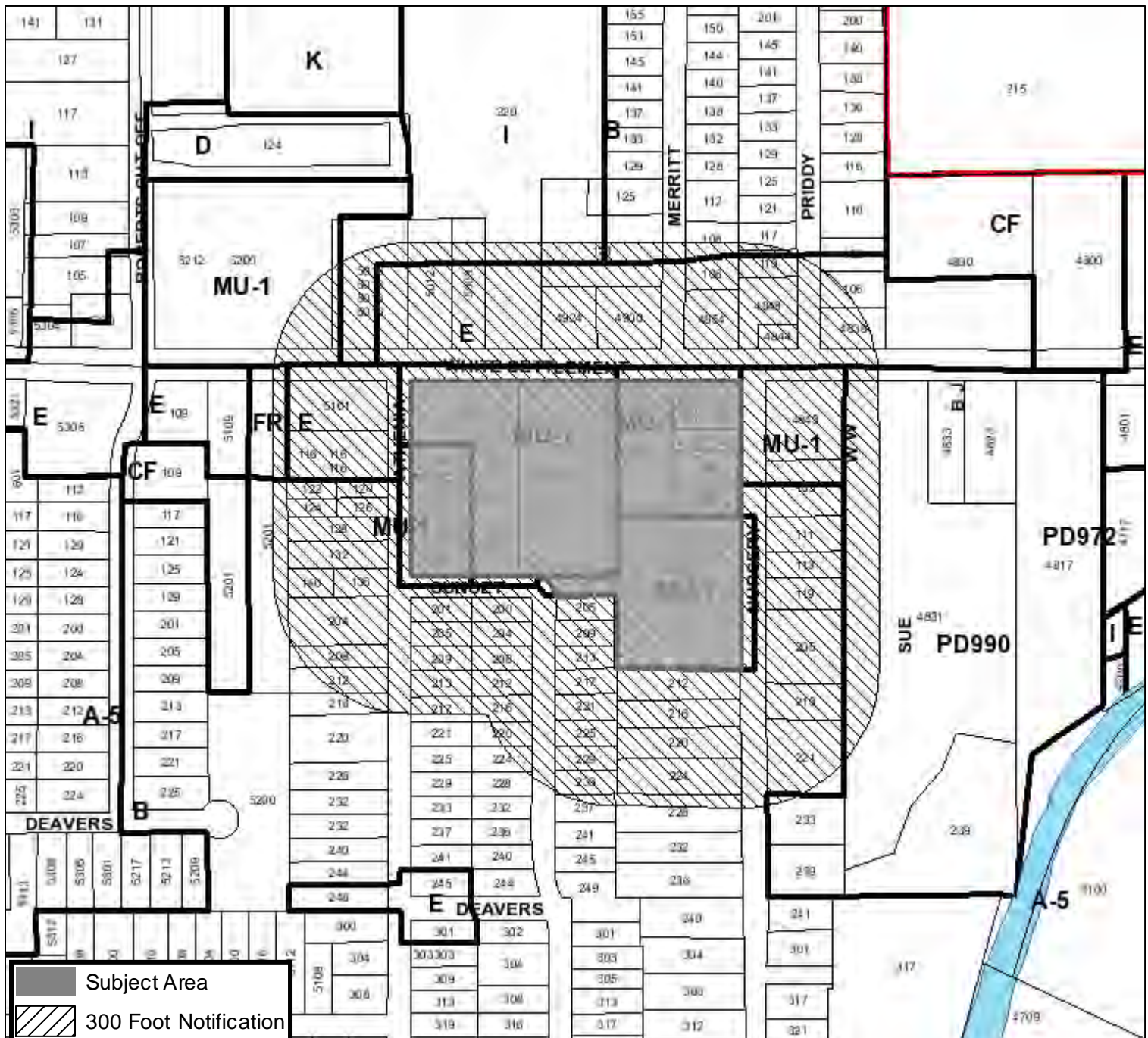




ZC-15-134

## Area Zoning Map

Applicant: 4905 White Settlement, Fort Worth Growth Partners  
Address: 113-129 (odd) Athenia, 105-112, 204 Nursery, 201 Sunset, 4905 & 4921 White Settlement  
Zoning From: MU-1  
Zoning To: PD for UR uses with maximum four stories in height  
Acres: 8.39916259  
Mapsc0: 61WX  
Sector/District: Northside  
Commission Date: 10/14/2015  
Contact: 817-392-8043



0 155 310 620 Feet

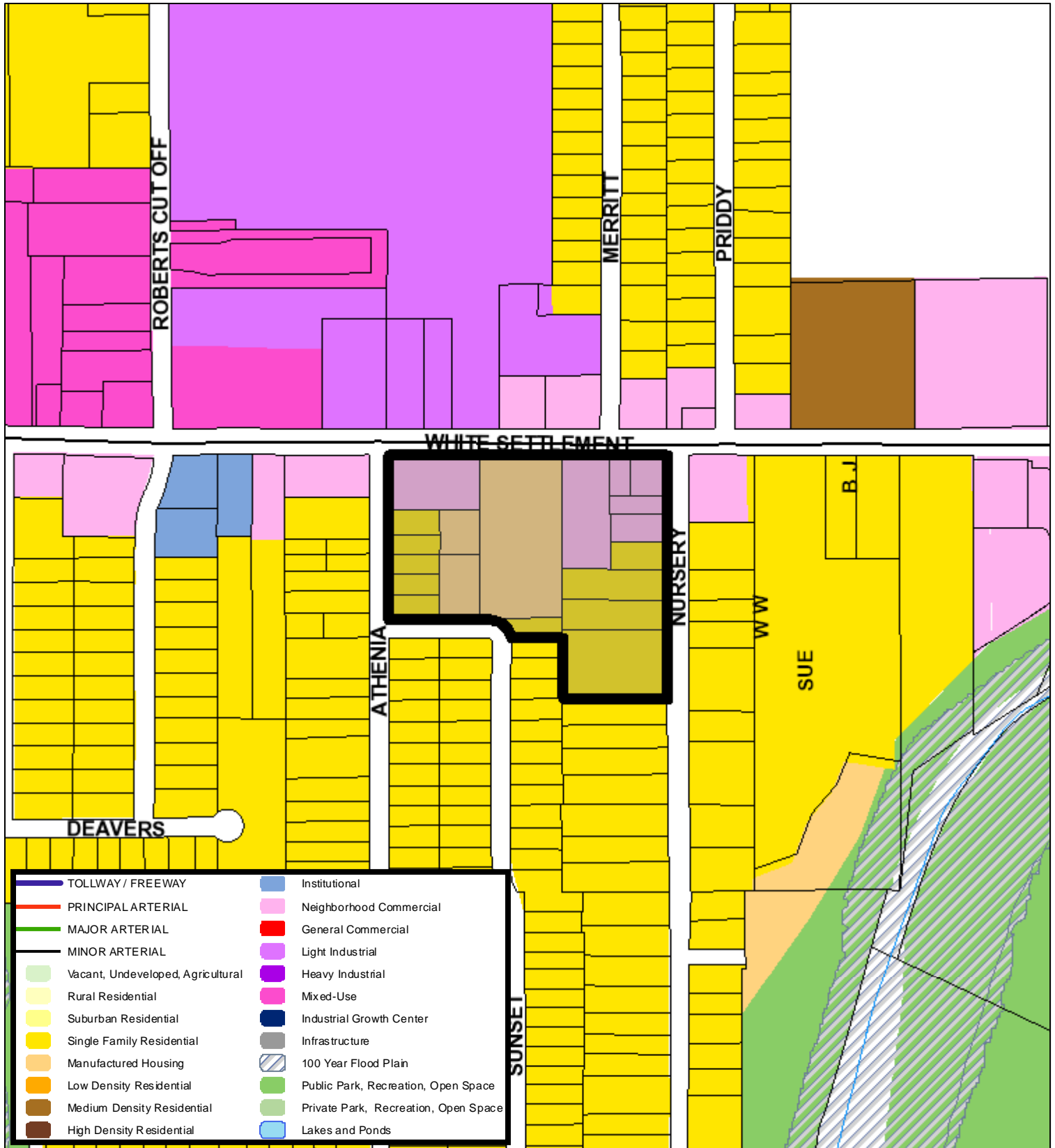
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ZC-15-134

# Future Land Use



340 170 0 340 Feet

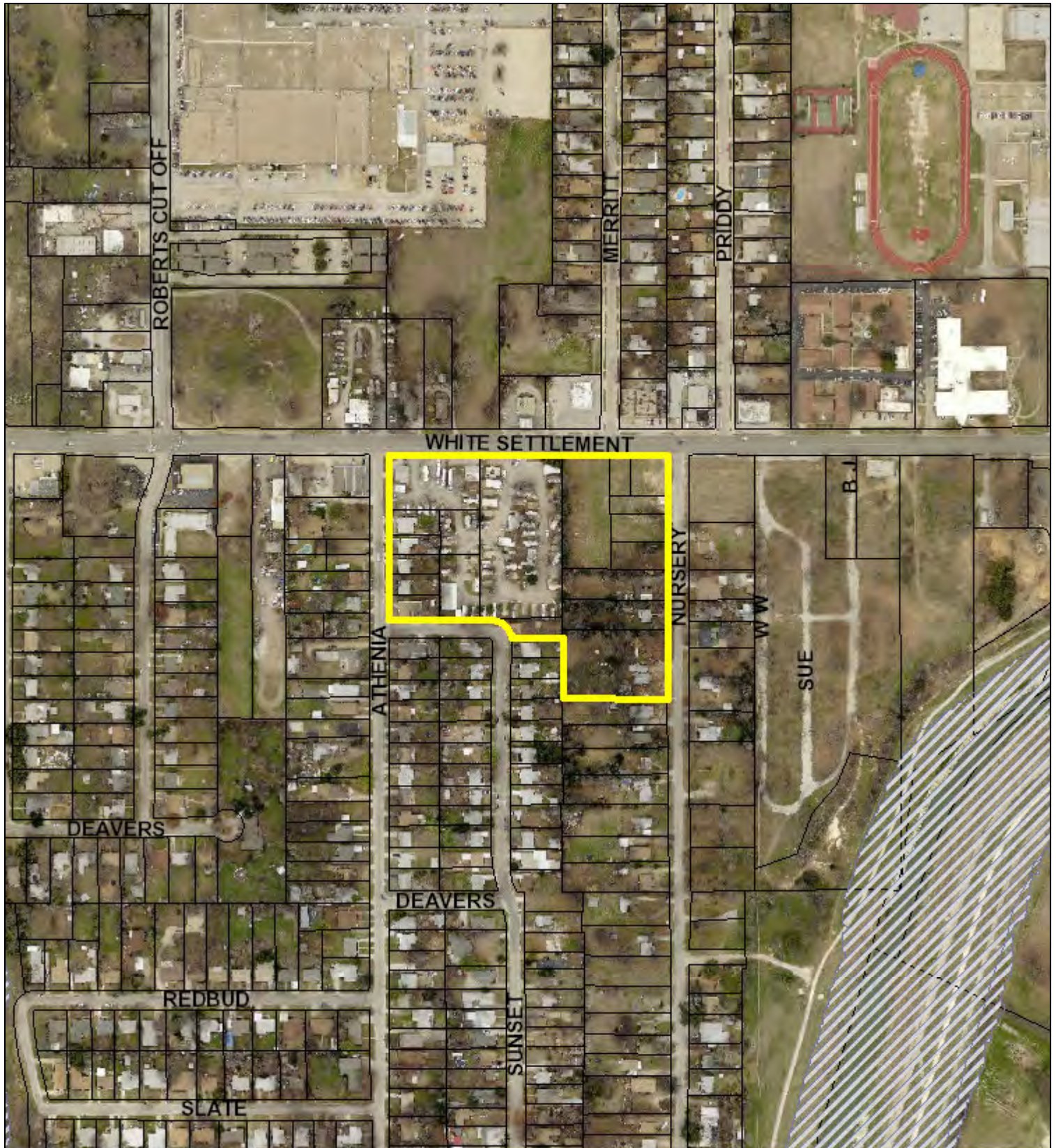
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-15-134

## Aerial Photo Map



0 220 440 880 Feet







Case Number **ZC-15-135**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 7

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Continued	Yes	___	No	<u>X</u>
Case Manager	<u>Stephen Murray</u>			
Surplus	Yes	___	No	<u>X</u>
Council Initiated	Yes	___	No	<u>X</u>

**Owner / Applicant:** Fort Worth Growth Partners

**Site Location:** 300 blocks Nursery and Sunset Lane Mapsco: 61X

**Proposed Use:** Multifamily

**Request:** From: "B" Two-Family

To: "UR" Urban Residential

**Land Use Compatibility:** Requested change **is not compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

**Mixed Use Design Principles Consistency:** Requested Site Plan **is not consistent**

---

**Background:**

The proposed site is located on Nursery Ln and Sunset Ln. near White Settlement Rd. The applicant is proposing to change the zoning to "UR" Urban Residential for townhomes.

The site is in the middle of an existing single family subdivision. The immediate area is not in transition. However, a staff evaluation using Tarrant Appraisal District owner records identifies approximately 2/3 of the properties are not owner occupied, some of which are clearly owned by investor companies. A single family residential subdivision with \_\_\_ sf lots has been platted in the southwest corner of the subdivision near the river. No construction has begun on new homes in the area. While similar zoning changes have occurred in other nearby blocks, to the north along White Settlement Rd, this would be first set of townhomes in in the middle of the established single-family neighborhood.

The current "B" zoning would allow for two (2) units. The proposed "UR" zoning is requested for the construction of townhomes. Urban Residential is intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. The UR district will provide for the townhomes to be built close to the street and requires larger sidewalks and other pedestrian oriented facilities such as street trees, benches, and street lights. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley. This design form will be appropriate only if surrounding properties are zoned and developed similarly.

This case will be heard by City Council October 20, 2015.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: Fort Worth Growth Partners  
1000 Foch St. Ste 100  
Fort Worth, TX 76107

Applicant: Phillip Poole-Townsite

Acreage: 2.00 acres

Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / single-family  
East "B" Two-Family / single-family  
South "B" Two-Family / single-family  
West "B" Two-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Nursery Ln	Residential	Residential	No
Sunset Ln	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverbend NA	Castleberry ISD
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" for Urban Residential townhomes. Surrounding land uses predominantly consist of single-family homes. The current "B" zoning would allow roughly two (2) total units but would be required to meet setback, open space, and screening requirements. UR has no density requirements. The immediate area is not in transition, as are other parts of the neighborhood closer to White Settlement Rd. While townhouses are planned, the proposed rezoning would allow high density multifamily in the middle of the established single-family neighborhood.

As a result, the proposed zoning **is not compatible** with surrounding land uses.



## 2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed zoning is inconsistent with the following Comprehensive Plan policies:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (Pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure (Pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

## 3. ***Design Review Findings:***

Below are the four General Development Principles of Urban Residential

- Promote a pedestrian-oriented urban form.
- Require excellence in the design of the public realm and of buildings that front public spaces.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.

Design Review staff finds that the proposed development **is consistent** with the intent and development principles of the Urban Residential ordinance. A review of the site plan submitted shows the project being in compliance with applicable setbacks, parking requirements, and enhanced landscaping requirements. A further review of the project's building elevations as submitted shows the project is in compliance with façade design standards, building materials and building entries.

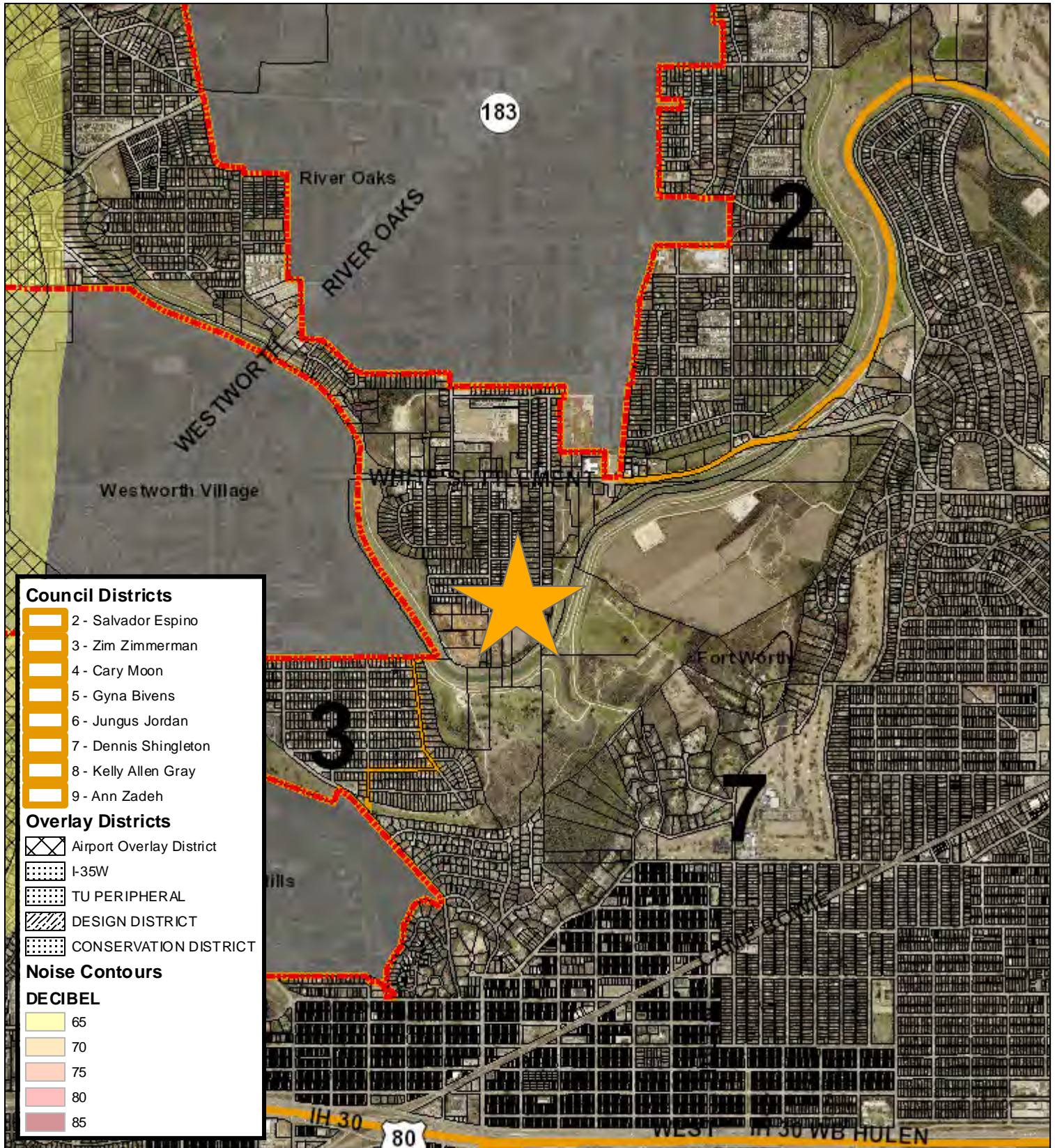
### ***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-15-135

## Area Map



0 1,000 2,000 4,000 Feet

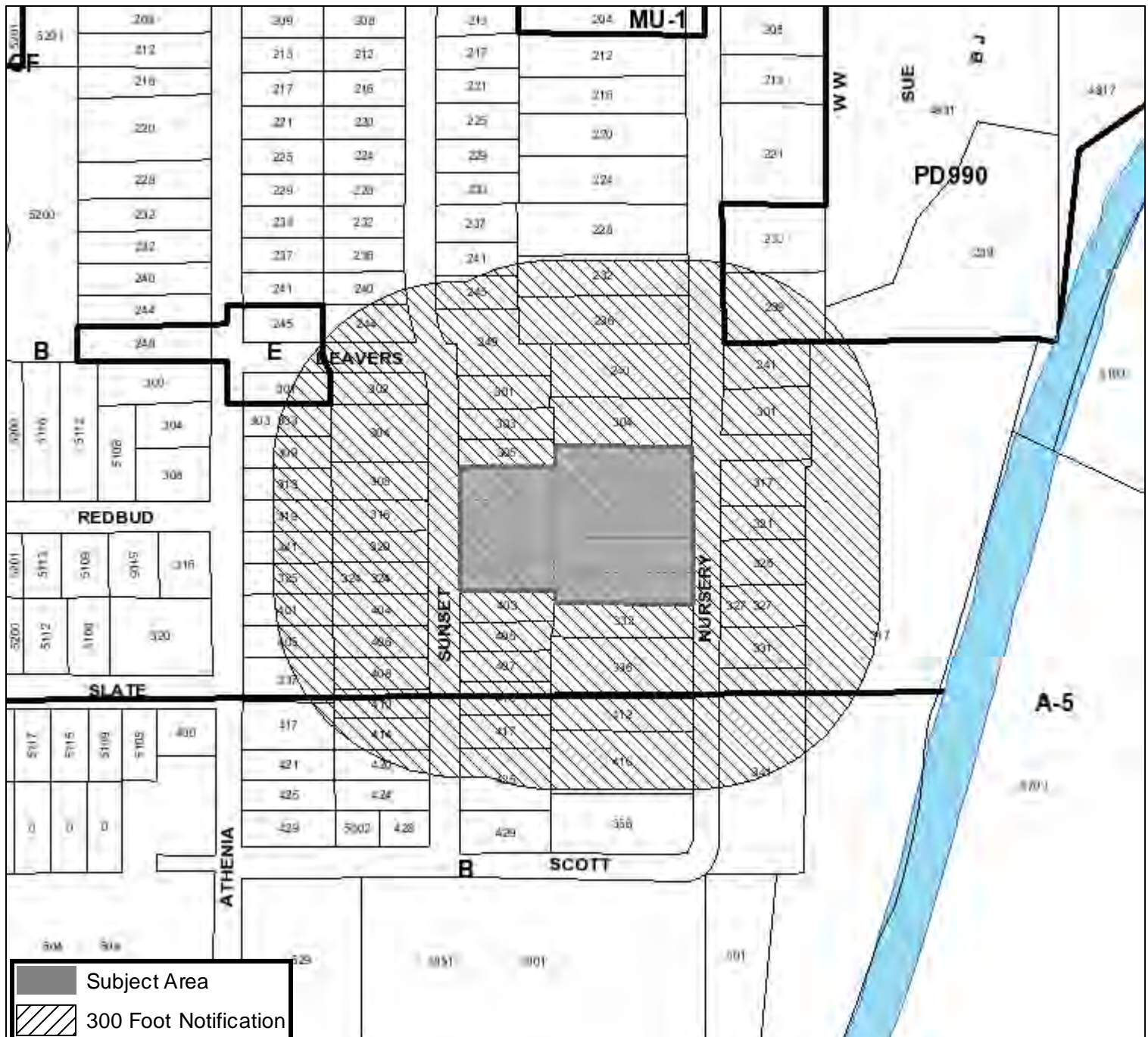




ZC-15-135

## Area Zoning Map

Applicant: Fort Worth Growth Partners  
Address: 300 blocks Nursery Land and Sunset Lane  
Zoning From: B  
Zoning To: UR  
Acres: 2.00718576  
Mapsc0: 61X  
Sector/District: Northside  
Commission Date: 10/14/2015  
Contact: 817-392-8043



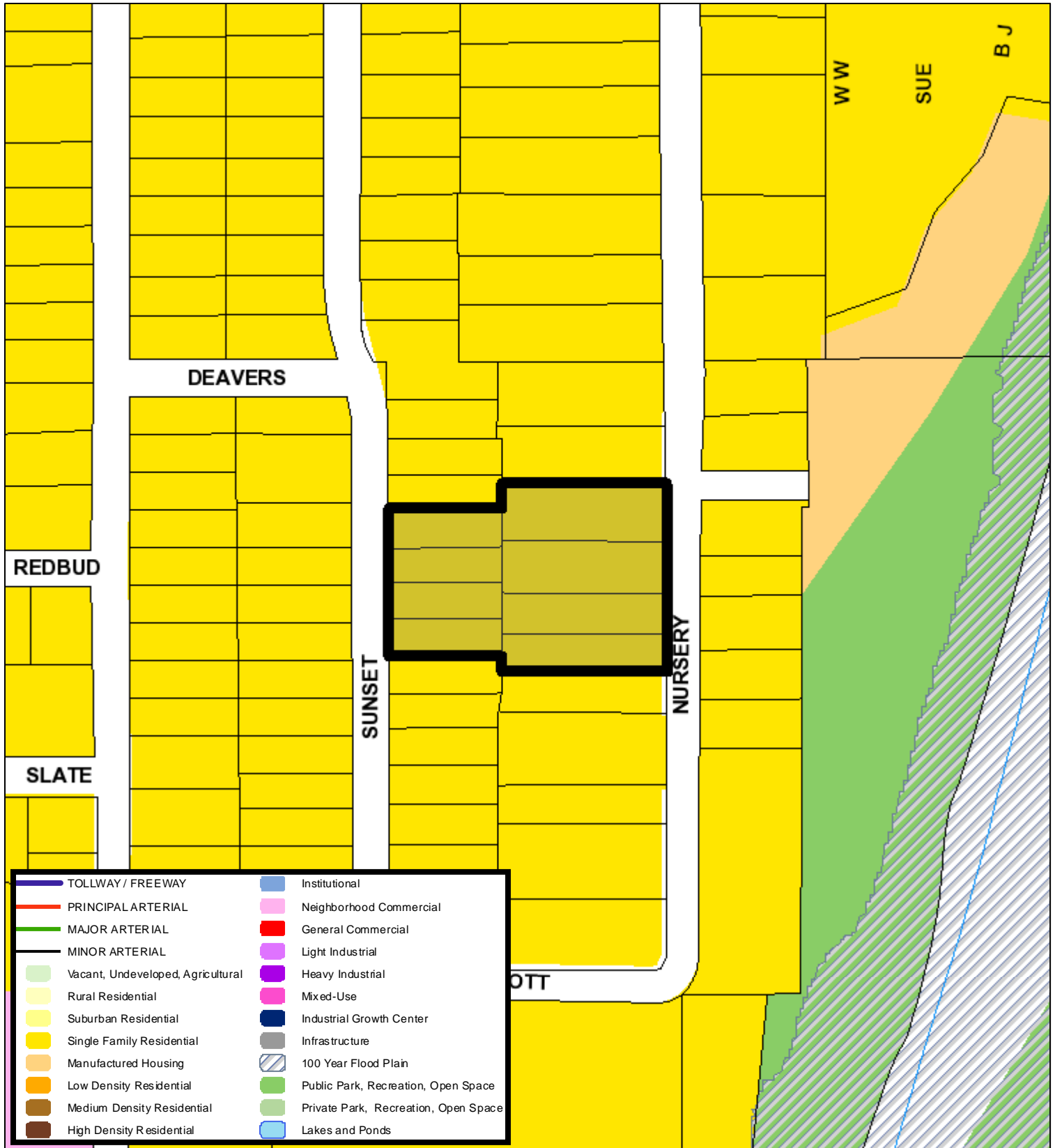
0 115 230 460 Feet

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ZC-15-135

## Future Land Use



180 90 0 180 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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ZC-15-135

## Aerial Photo Map



0 115 230 460 Feet





Case Number **ZC-15-136**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 9

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Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** **Niseforo & Celsa Gil**

**Site Location:** 221 Wimberly Street

Mapsc0: 62X

**Proposed Use:** **Townhomes**

**Request:** From: "B" Two-Family

To: "UR" Urban Residential

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

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**Background:**

The site is located south of Weisenberger and east of Wimberly, both considered residential streets. The applicant is proposing to rezone from "B" Two-Family to "UR" Urban Residential to construct townhomes.

The Linwood neighborhood is just north of the West 7<sup>th</sup> Mixed-Use area, and west of several locations of MU-1 zoning. The southern sections of Linwood have been in transition with the construction of a four story multifamily structure and the replatting and construction of front driveway townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area.

There have been at least 20 replats in the Linwood neighborhood to split one lot into two for townhomes which required several variance requests for a reduction in the front yard setback anywhere from 10 to 15 ft. "UR" zoning allows several residential forms including apartments and townhomes that may be built close to the front property line with rear access. If platting less than 50 feet in width, rear entry access will be required.

Urban Residential is intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas



historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: Niseforo & Celsa Gil  
4101 Avenue J  
Fort Worth, TX 76105

Acreage: 1.23 acres

Agent: Village Homes/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "B" Two-Family, "UR" Urban Residential / single-family, vacant

East "B" Two-Family / vacant

South "UR" Urban Residential / single-family

West "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-108 approved by City Council 9/01/15 to UR subject area to the south and north;

Platting History: FS-15-028, Linwood Add., Blk 3, Lots 18R-1 & 18R-2; FS-15-021, Linwood Add., Blk 3, Lots 7R1, 7R-2, 8R1, 8R2, 9R1, 9R2; FS-14-211, Linwood Add., Blk 2, Lots 8R1, 8R2; Linwood Add., Blk 3, Lot 14-R1; FS-14-018, Linwood Add., Blk 11, Lots 14R-1, 14R-2, 15R-1, 15R-2 within a two block area

BOA History: BAR-15-062, 061 & 062, front setback variance; BAR-15-101, front setback reduction; BAR-15-091, reduce setbacks subject area; denied without prejudice on 7/15/15

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Weisenberger St.	Residential	Residential	No
Wimberly St	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

\*Located within the Linwood NA.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to "UR" Urban Residential to build townhomes. The surrounding land uses are predominantly single-family, one-story homes, with proposed and built townhomes along Wimberly Street.

The proposed site abuts existing single-family and is surrounded with Urban Residential zoning. Urban Residential is designed to buffer Two-Family zoning from Mixed Use districts.

As several zoning cases have been approved recently for “UR” within the area, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps. (pg. 38)

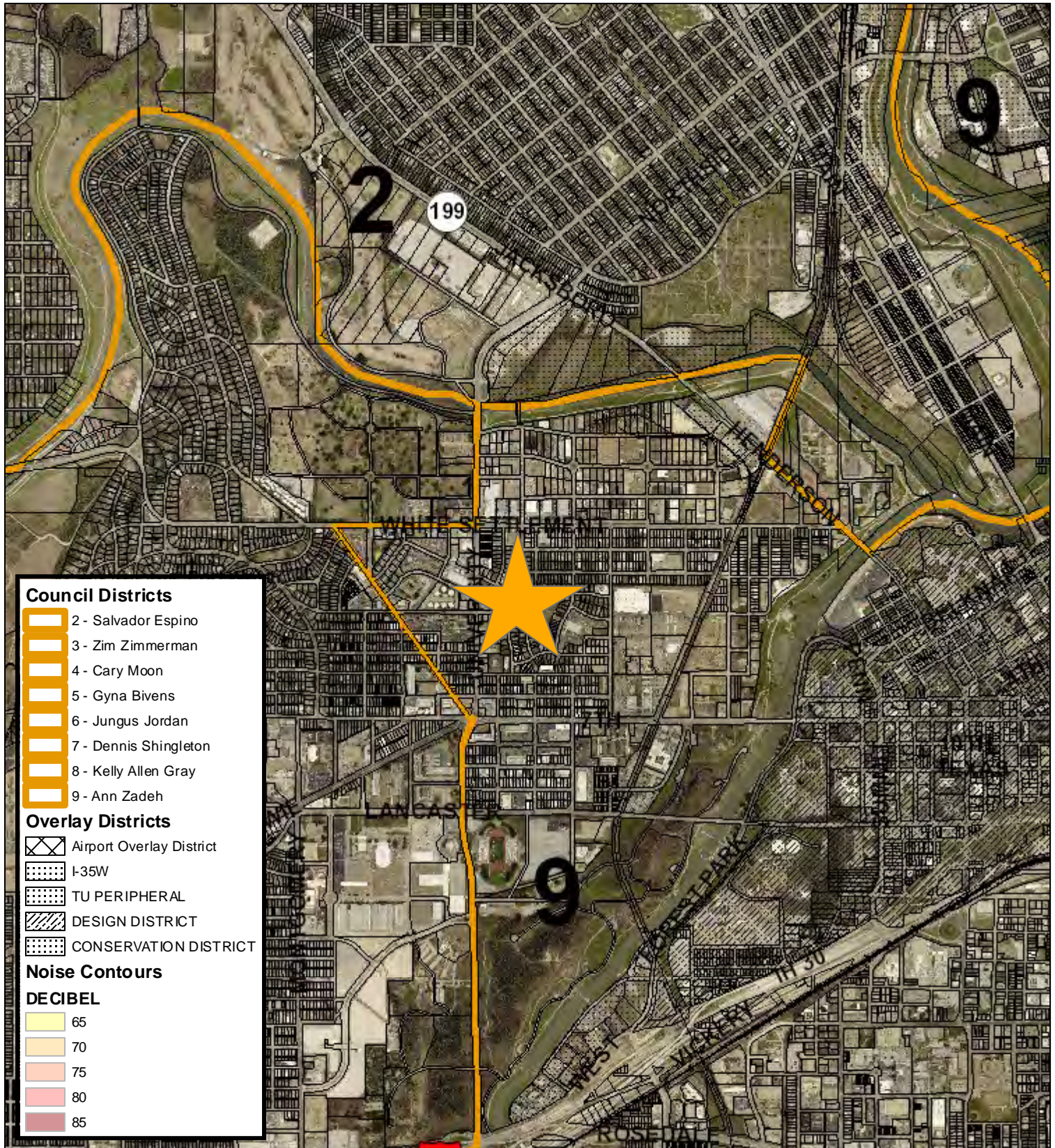
As UR can allow the construction of apartments, the proposed zoning **is not consistent (Significant Deviation)** with the future land use designations. However, the construction of townhouses would be considered a low density residential use.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



### Area Map



0 1,000 2,000 4,000 Feet



Applicant: Niseforo Gil  
Address: 221 Wimberly Street  
Zoning From: B  
Zoning To: UR  
Acres: 0.17490387  
Mapsc0: 62X  
Sector/District: Arlington Heights  
Commission Date: 10/14/2015  
Contact: 817-392-2495



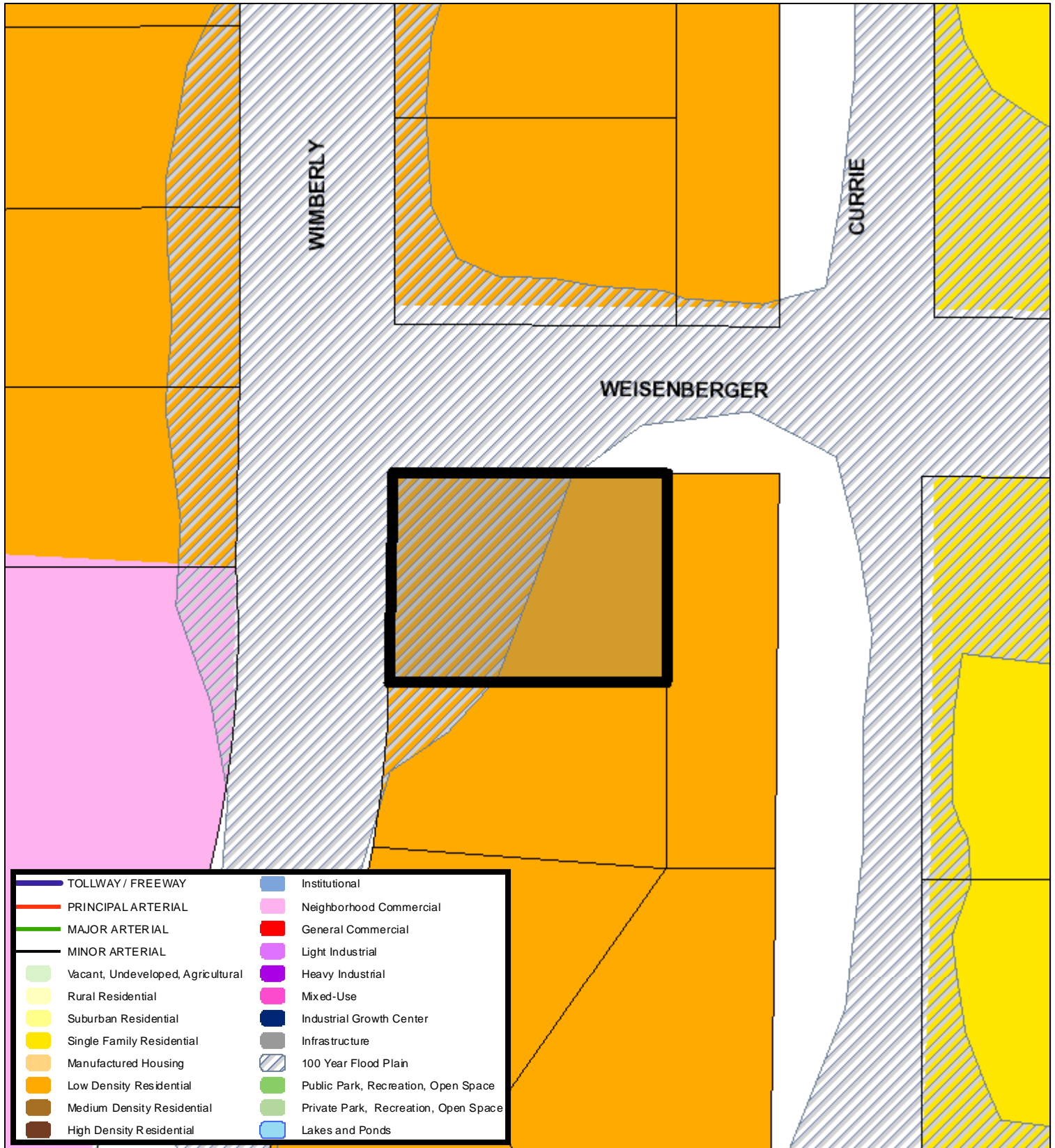
0      80      160      320 Feet





ZC-15-136

## Future Land Use



40 20 0 40 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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ZC-15-136

## Aerial Photo Map



0 30 60 120 Feet







Case Number **ZC-15-137**

**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
October 14, 2015

**Council District** 9

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Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** **Linwood Park Redevelopment Ltd**

**Site Location:** 2800 & 2837 Weisenberger Mapsco: 62X

**Proposed Use:** **Townhomes**

**Request:** From: "A-5" One-Family  
To: "UR" Urban Residential

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

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**Background:**

The two sites are located north and south of Weisenberger Street a residential street. The applicant is proposing to rezone from "A-5" One-Family to "UR" Urban Residential to construct townhomes.

The Linwood neighborhood is just north of the West 7<sup>th</sup> Mixed-Use area, and west of several locations of MU-1 zoning. The southern sections of Linwood have been in transition with the construction of a four story multifamily structure and the replatting and construction of front driveway townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area.

There have been at least 20 replats in the Linwood neighborhood to split one lot into two for townhomes which required several variance requests for a reduction in the front yard setback anywhere from 10 to 15 ft. "UR" zoning allows several residential forms including apartments and townhomes that may be built close to the front property line with rear access. If platting less than 50 feet in width, rear entry access will be required.

Urban Residential is intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas

historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: Linwood Park Redevelopment Ltd  
PO Box 742346  
Dallas, TX 75234

Acreage: 0.32 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family, "I" Light Industrial / single-family, industrial warehouse  
East "A-5" One-Family, "I" Light Industrial / single-family, industrial warehouse  
South "A-5" One-Family, "UR" Urban Residential / single-family, vacant  
West "A-5" One-Family, "B" Two-Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-122 approved by City Council 9/01/15 to UR, subject area to the south and west

Platting History: FS-15-028, Linwood Add., Blk 3, Lots 18R-1 & 18R-2; FS-15-021, Linwood Add., Blk 3, Lots 7R1, 7R-2, 8R1, 8R2, 9R1, 9R2; FS-14-211, Linwood Add., Blk 2, Lots 8R1, 8R2; Linwood Add., Blk 3, Lot 14-R1; FS-14-018, Linwood Add., Blk 11, Lots 14R-1, 14R-2, 15R-1, 15R-2 within a two block area

BOA History: BAR-15-062, 061 & 062, front setback variance; BAR-15-101, front setback reduction; BAR-15-091, reduce setbacks subject area; denied without prejudice on 7/15/15

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Weisenberger St.	Residential	Residential	No
Foch St.	Residential	Residential	No
Currie St.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

\*Located within the Linwood NA.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to "UR" Urban Residential to build townhomes. The surrounding land uses are predominantly single-family, one-story homes, with proposed and built townhomes along Wimberly and Wingate Streets.

The proposed site abuts single-family and is adjacent to UR zoning. Urban Residential is designed to buffer Two-Family zoning from Mixed Use districts.



As several zoning cases have been approved recently for “UR” within the area, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
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- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps. (pg. 38)

As UR can allow the construction of apartments, the proposed zoning **is not consistent (Significant Deviation)** with the future land use designations.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



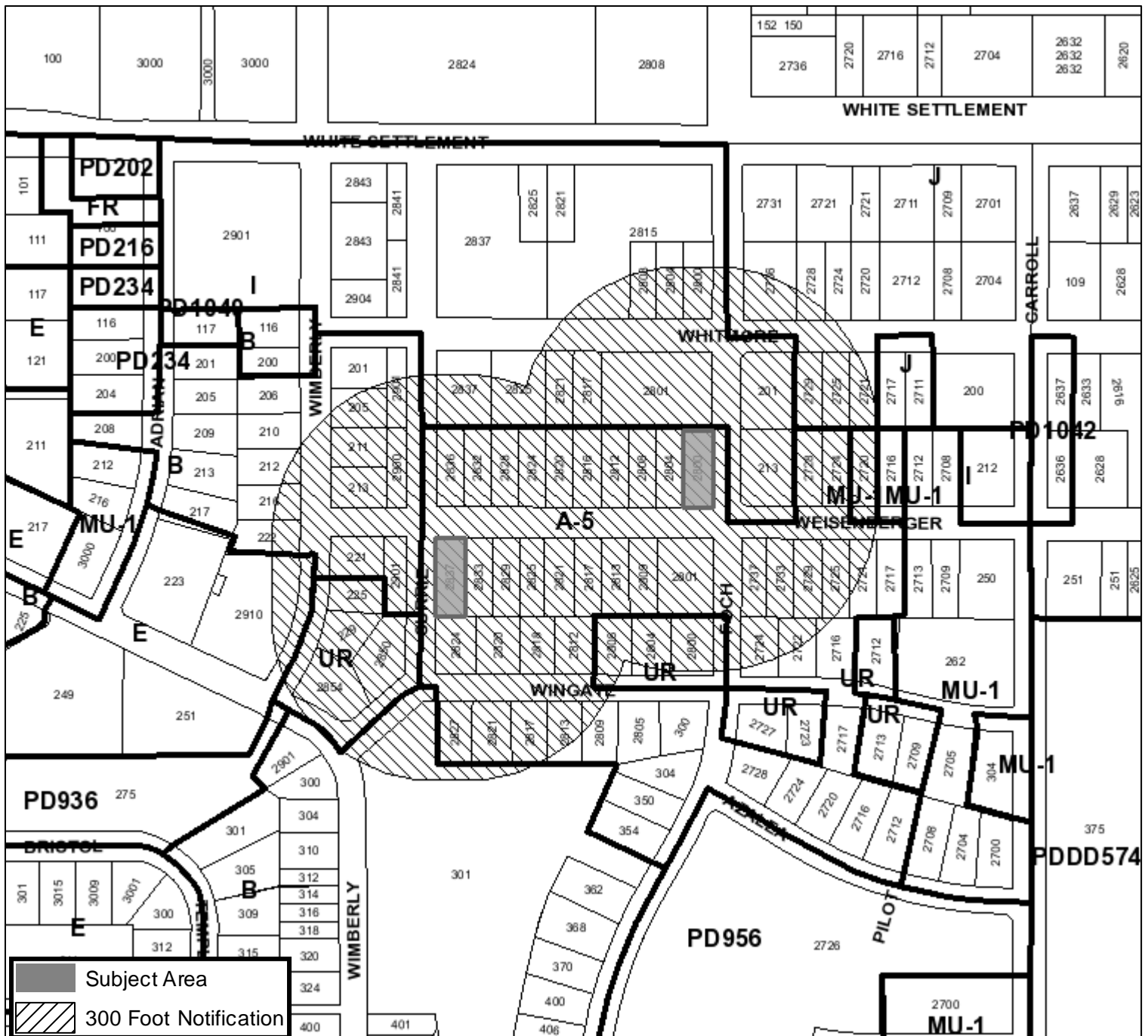
### Area Map



0 1,000 2,000 4,000 Feet



Applicant: Linwood Park Redevelopment, LTD  
Address: 2800 & 2837 Weisenberger Street  
Zoning From: A-5  
Zoning To: UR  
Acres: 0.3656363  
Mapsc0: 62X  
Sector/District: Arlington Heights  
Commission Date: 10/14/2015  
Contact: 817-392-2495

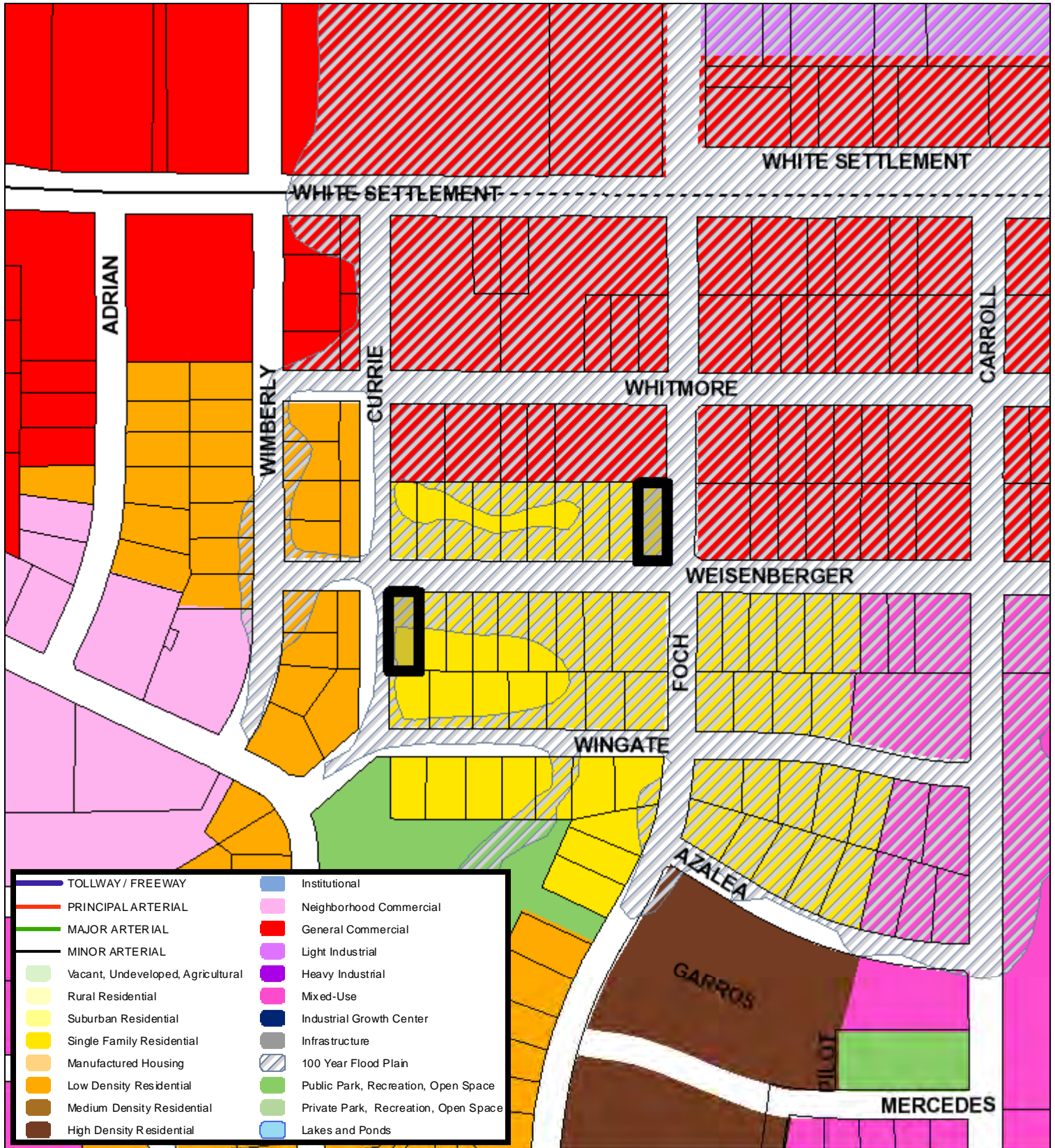


0      130      260      520 Feet



ZC-15-137

## Future Land Use



240 120 0 240 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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Aerial Photograph

